

Facilities Committee Meeting Minutes
Tuesday, July 10, 2018 - Sloan Clubhouse

Co-chairperson Frank O'Connor called the meeting to order at 7:00 pm.

Approval of Minutes - The minutes of the May 8, 2018 meeting were approved.

Treasurer's Report – Mary Ann Chism – after reimbursement for horseshoe pit sand and covers, cash on hand is \$266.72.

Subcommittee Reports:

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman

- J Sloan – Bruce reported pool and spa are running fine
 - o The outdoor pool temperature rose to almost 95° during the recent heat wave.
 - o Sloan indoor pool was closed for two days because of contamination. Residents are reminded to use “swimmies” for appropriate patrons.
 - o Rust removal and spot painting of Sloan upper deck furniture was completed.
 - o Two outdoor lounge chairs have been taken out of service because the slings (the mesh seats) are worn out – one torn and one overstretched. The aluminum frames are fine and the chairs can last indefinitely with new slings. After research and discussion with various providers, Bruce found a Florida company that sells the proper slings for \$38/each plus \$15 shipping per order, 4-6 weeks delivery. Motion to purchase two slings was made and approved. (If the new slings are acceptable, Bruce may ask the committee to authorize purchase of 25 additional slings for all the chairs, noting that they are 12 years old and the rest are likely to also fail. This would be a budget item for next year, and would represent a substantial savings over the \$600-\$700 cost of replacing each chair as estimated in the reserve study.)
- J RH Pool – Maria reported that the RH pool temperature reached 90° during the heat wave.

2. **Gates** – Richard Houghton/Maria Derbyshire –

- J Rich reported that the exit light on Eden is not working, even after bulb replacement. Tom Davis will be asked to look at this.

3. **Repairs** – Gary Wahlers/Jamie Moran

- J RH: Three gates in the vicinity of the trash corral were not working properly and needed adjustment.
- J RH: some stained ceiling panels in the yoga room were repainted
- J RH: reflectors were installed on access chain.
- J RH: Grout in both mens' and ladies' shower areas and utility closet has been resealed

4. **Exercise Rooms** – John Kerns/George Hager - no issues

5. **Tennis/Pickleball Courts** – Tony Kelch – No issues.

6. **Night Watch** – Jim Varvaris/Bill Sirocky – no major issues in either clubhouse
7. **Pre and Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
 -) Sloan – no issues; one rental in July and none in August; RH - no rentals at this time
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe
 -) Ron reports good progress in cleaning up the list.
 -) RH essentially completed with a few remaining issues:
 - o Repair of scuff marks, nail pops, etc., will be postponed until 2019 scheduled painting.
 - o A few concrete slabs may need to be replaced; CAB is reviewing
 - o Roadway cracks: Macadam will inspect in the Fall.
 - o There is still one cracked window in the clubhouse.
 -) Sloan
 - o Double doors in the kitchen and clubroom have been adjusted.
 - o Ladies’ room shower chair has been cleaned.
 - o Hook in gym room has been fixed
 - o Pending items include replacement of clubhouse main entrance doors and sealing of roadway cracks in phases 1, 2, and 3 (both CAB items).

Old Business

1. **Update on Railings on Sloan Clubhouse top deck** – John Ruser replaced part of the railing.
2. **Update closing gym in RH Clubhouse from 7:30 to 9:30am on Tuesday mornings** – Maria reported that CAB approved this recommendation and the weekly closure during Tuesday morning yoga is now in effect. No issues.

New Business:

1. **Dry Sprinkler system leak at Sloan indoor pool**

Frank O’Connor reported that in early July there was a pinhole leak in the system above the pool resulting in some water damage. After shutting the system down for repairs there were some subsequent related electrical and alarm issues. The situation is now in the hands of CAB which is working with the insurance company. Any questions about this matter should be referred to the Board.
2. **Snow committee in need of members**

Al Narducci has assumed the role of chair of the snow committee. He is looking for members to assist – ideally, one or more people from each phase to monitor snow conditions and removal operations and act as spotters.

Liaison Reports:

Community Association Board (CAB) Liaison – Nino Morello

-) Air quality at RH clubhouse: Air Care & Restoration tested and found no mold or other hazardous substances. Their assessment is that the cause of the odor is inadequate air flow. They recommended installation of \$6,000 of equipment (additional air handler, dehumidifier). CAB has instead begun to operate fans 24/7 to see if this resolves the situation. It is better but we will continue to monitor.
-) Insurance renewal coming up in August. Diane is working on this.
-) Process for developing 2019 budget is beginning. Committees will be asked for input.
-) Dry sprinkler issue has already been discussed.
-) Stucco posts at entrances to phases 1 and 2/3 have been painted.
-) All ponds have been stocked with carp.
-) Window cleaning at Sloan and RH clubhouses is scheduled for Friday, July 13.
-) Light pole at Copley and Peters has been replaced and is fully functional.
-) Anyone with landscape damage is asked to notify Diane.
-) It has been a challenge to find snow committee members. Residents are reminded to treat their fellow community volunteers on this and all committees with respect.

New Business:

-) Jamie Moran reported a roadway depression at curbside on the RH roadway in front of a concrete culvert. It will be marked with a cone if one can be located. Bob Derbyshire will add this to the list of Toll transition items.
-) Neil reported that one of the streetlights at the exit from Phase 1 may be out.

The next meeting will be Tuesday, August 14, at 7pm at the Regency Hills Clubhouse.

Meeting was adjourned at 7:33 pm

Peg West, Secretary

Attendance

Members: Maria Derbyshire, Frank O'Connor, Mary Ann Chism, Ernie Fuchs, Neil Hartenstein, Richard Houghton, Tony Kelch, Joe Malone, Doris Moran, Jamie Moran, Lynn Morozin, Bruce Potter, David Price, Rhonda Salvucci, Bill Sirocky, Barry Smithies, Ron Thompson, Gary Wahlers, Peg West

Liaisons: CAB – Nino Morello, Bob Derbyshire