

Facilities Committee Meeting Minutes
Tuesday, November 13, 2018 – Regency Hills Clubhouse

Co-chairperson Frank O'Connor called the meeting to order at 7:02 pm.

Approval of Minutes - The minutes of the October 9, 2018 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$314.91

Subcommittee Reports:

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
 - Sloan – Bruce reported no issues. Indoor pool to be closed on November 14 for semi-annual deck cleaning. A RAP flyer will be circulated when it is reopened.

2. **Gates** – Richard Houghton/Maria Derbyshire
 - Richard has replaced some bulbs that were out, although one fixture appears to be non-functioning. He has also replaced the fluorescent bulb in the call box at Eden Road. He notes that the keypad is difficult to see at night due to the design of the box.
 - Gates on Eden have been closing at 7pm because they were not adjusted after the recent change to EST. This will be corrected.

3. **Repairs** – Gary Wahlers/Jamie Moran
 - Sloan: Thanks to Gary for refinishing the men's shower room bench. It is now back in place.
 - RH: There was a problem with one of the 8 emergency

lights; this has been corrected. Jamie has been testing the 10 path lights and rewiring as necessary. This work continues. All hose bibs have been winterized.

4. **Exercise Rooms** – John Kerns/George Hager – No issues.
5. **Tennis/Pickleball Courts** – Tony Kelch expects to keep the nets up for a few more weeks or until there is a prediction of accumulating snow.
6. **Night Watch** – Jim Varvaris/Bill Sirocky – Jim reported that there have been occasional reports of an overflowing toilet in lower level ladies’ room. (Frank noted that this is actually not a toilet issue, but rather water from the shower that does not drain well and flows along the floor to the toilet area.)
7. **Pre and Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
 - Sloan – one rental in December; RH – one rental scheduled this month.
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe – no report.

Old Business

1. **Update on Landscape lighting at Sloan clubhouse** – Tony Kelch/Frank O’Connor – The project continues. Frank and Tony made a sketch showing all lights and have identified which are working and which are not. In some cases, problems have been resolved by installation of new bulbs. Frank and Tony continue to work on this project as time and weather permit.
2. **Update on two mats ordered for Sloan clubhouse - lower level** – All mats have been installed.

New Business:

1. **Outdoor spigots:** Art asked if the spigots at both clubhouses have been shut off for the winter. With the exception of one at Sloan that is scheduled to be taken care of tomorrow, all have been winterized.
2. **Vacancies:** Art is stepping down as chair of the Landscape Committee, and will also relinquish his IRS (ice remediation squad) role. This involves spreading salt from buckets near the front door of the clubhouses around the vestibule and doorways in snowy weather. Volunteers are sought.

Liaison Reports:

Community Association Board (CAB) Liaison – Tom McCarthy

- Board thanks the committee for being proactive in submitting names of 2019 FC members.
- Board also thanks the committee for its work on the 2019 budget. Budget items have been approved.
- Since Diane Bidy's departure as our Community Manager, Associa has had someone onsite most days. After advertising for an experienced community manager and interviewing several candidates, Associa has extended a "soft" offer (i.e., contingent on results of various background checks) to one individual, and the offer has been accepted. Board is hopeful that there will be a dedicated, full-time person in the position very soon.
- There are a couple of committee vacancies: (1) Landscape Committee -successor to Art Lebofsky as chair; (2) Communications Committee - successor to Katie Malone, who has handled circulation of Regency News items. On behalf of the Communications Committee, Dave Lowe commented that one person has volunteered but would like to be part of a team of several people who collectively manage this task.
- The annual meeting is scheduled for Thursday, November

29 at the Black Rock Firehouse.

The next meeting will be Tuesday, December 11 at 7 pm at the Sloan Clubhouse.

Meeting was adjourned at 7:25 pm

Peg West, Secretary

Attendance

Members: Maria Derbyshire, Frank O'Connor, Jim Bowman, Ray Buckley, Mary Ann Chism, George Hager, Richard Houghton, Jerry Iskin, Tony Kelch, Art Lebofsky, Lee Liebler, Dave Lowe, Joe Malone, Doris Moran, Jamie Moran, Lynn Morozin, Bruce Potter, Bill Sirocky, Dave Slipakoff, Jim Varvaris, Frank Vibbert, Gary Wahlers, Peg West
Guests: Marlin Cathers, Nancy Charkes
Liaisons: CAB – Tom McCarthy, Nino Morello