

**Facilities Committee Meeting Minutes**  
**Tuesday, September 11, 2018 - Sloan Clubhouse**

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

**Approval of Minutes** - The minutes of the July 10, 2018 meeting were approved.

**Treasurer's Report** – Mary Ann Chism –cash on hand is \$369.73

**Subcommittee Reports:**

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
  - ) Sloan – Bruce reported pool and spa are functioning correctly
  - ) Falling sycamore leaves are a problem for the outdoor pool.
  - ) Outdoor pools are scheduled for closure the week of September 24. Stowage of Sloan outdoor furniture is tentatively scheduled for 10AM on September 28.
  - ) Bruce ordered and received the two replacement slings for the lounge chairs (\$38/each plus \$15 shipping). He successfully replaced one sling in an hour. The new sling is similar, a bit thicker and darker than the original, and the two replacements were ¼" too long (measuring error). Cost to replace both back and sling is \$60 per lounge chair – substantially less than the estimated \$600-\$700 per chair 2019 replacement cost in the reserve study. Following discussion, Art made a motion to include up to \$2,000 in the 2019 budget for additional 25 slings (correct length) and 27 backs to fully refurbish all Sloan lounge chairs. Motion approved. If CAB approves, it was noted that Bruce will need help to complete the project.
  - ) Frank reported that pool users have reported slipping in the ladies' room rest room area near the pools, and in the corridor outside the mens' room. Two additional mats are being ordered to correct this issue.
  - ) RH Pool – No report
2. **Gates** – Richard Houghton/Maria Derbyshire – No current issues
3. **Repairs** – Gary Wahlers/Jamie Moran
  - ) Sloan: other than installation of a deflector in the ladies' room shower, no repairs to report.
  - ) RH: mens' room exterior door was not closing properly; this has been corrected. Aside from bulb and battery replacements, no repairs to report.
4. **Exercise Rooms** – John Kerns/George Hager - no issues
5. **Tennis/Pickleball Courts** – Tony Kelch – No issues. Expect to close in early December, depending on weather
6. **Night Watch** – Jim Varvaris/Bill Sirocky – no major issues in either clubhouse. Some clock batteries and atomizers have been replaced in both clubhouses. Bill Sirocky reports that there are two openings for RH night watch team.
7. **Pre and Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
  - ) Sloan – one rental in September and two in December; RH - no rentals at this time

8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe – all issues essentially completed

### **Old Business**

1. **Exit light at Eden gate** – Frank O’Connor reported that transformer has been replaced and light is now operational. Gates had been opening and closing at random times; this has also been resolved.
2. **Street light at exit from Phase one** – Frank reported that the bulb has been replaced.

### **New Business:**

1. **Landscape lighting at Sloan Road Clubhouse**  
Frank O’Connor is looking for a volunteer to assist with lighting around the Sloan clubhouse. Some building lights are now obscured by shrubs; some rock lights are problematic; some lights cannot be found and/or are not operational; some may be redundant. Frank has a schematic and list of replacement bulbs. There is a \$1,000 line item request in the budget for this project. Tony Kelch volunteered to help.
2. **Television in Sloan gym** - Art Lebofsky reported wires hanging from one television. Frank said he had been working on this set.
3. **Repaving Fairmount:** Art and Rich Bergeman did a walkabout and had recommended to the FC that Fairmount be repaved sooner rather than later based on what they observed. Art asked about the status of this recommendation. Tom McCarthy said Board is looking at this as part of the budget review discussion.
4. **Entrance gardens at Fairmount and Eden:** Art reported that a landscape subcommittee is working on a plan for this area and asked whether there were buried gate or other wires that the contractor needs to watch for. All wires are very shallow. Maria commented that any new plantings should not interfere with the lights on the gates.

### **Liaison Reports:**

#### **Community Association Board (CAB) Liaison – Tom McCarthy**

- ) Board is working on the 2019 budget. On behalf of the Board, Tom thanked the Facilities Committee for timely input.
- ) New 3-year HVAC contract with IT Landes has been signed (8/1/2118 through 8/1/2021).
- ) Macadam has been asked to look at road depressions at or near 509 Logan, 442 Peters and 412 Peters.
- ) This past spring, Spotlight inspected the Sloan Clubhouse for moisture penetration and found some potential areas of concern. A certified letter was sent to Toll Brothers, and receipt was acknowledged. Due to high volume of claims, Toll is backlogged – but our claim is on record prior to 9/25/18 (the 12-year anniversary of the issuance of Certificate of Occupancy).
- ) Sloan dry sprinkler issue: a 21-foot section of pipe has been replaced over the pool. There have been other ongoing issues related to the parts of this system involving the pressure switch, wiring, valves, timers, and alarms. The Board has developed a paper reviewing the entire

history of the system and will be setting a workshop to see what can be done to reduce the number of issues.

The next meeting will be Tuesday, October 9, at 7pm at the Sloan Clubhouse.

Meeting was adjourned at 7:45pm

Peg West, Secretary

**Attendance**

Members: Maria Derbyshire, Frank O'Connor, Mary Ann Chism, Jerry Iskin, George Hager, Tony Kelch, Art Lebofsky, Lee Liebler, Joe Malone, Jamie Moran, Lynn Morozin, Bruce Potter, David Price, Bill Sirocky, Dave Slipakoff, Barry Smithies, Ron Thompson, Gary Wahlers, Peg West

Guest: Clancy Potter

Liaisons: CAB – Tom McCarthy, Nino Morello