

## Facilities Committee Meeting

Tuesday, January 8, 2019

Sloan Clubhouse

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

Approval of Minutes: a motion was made and seconded to approve the minutes from the Nov. 13, 2018 meeting. The minutes were approved.

Treasurer's Report: Mary Ann Chism reported that there was \$295.69 cash on hand.

Sub-Committee Reports:

1. Pool/Spa: Bruce Potter/ Neil Hartenstein/ Jim Bowman:

Sloan: indoor pool and spa are running fine. Bruce noticed the rescue backboard straps were rotted. It was suggested that they need to be replaced. Bruce will look into purchasing new straps.

RH: pool is closed

2. Gates: Richard Houghton/ Maria Derbyshire:

Sloan: gates are fine. Richard asked if gates should be periodically lubricated. Frank suggested having Tara verify with the gate manufacturer before any lubrication is done.

RH: gates are fine

3. Repairs: Gary Wahlers/ Jamie Moran

Sloan: Frank reported that there were no major issues. However, the outside door handle needs to be looked at, the handle is coming loose. Also, a piece of corner bead tile needs to be replaced in the lower level lady's bathroom.

RH: a landscape light stake was bought and repaired, the exercise room door catch was repaired. Otherwise just maintenance and the water heater draining.

4. Exercise Rooms: John Kerns/George Hager

Sloan: all fine. Frank reported that he replaced the clock in the Sloan exercise room. The old clock was not keeping time correctly. It was noted that Ray Buckley purchased the clock and did not submit a receipt.

RH: all fine

5. Tennis/Pickle Ball Courts: Tony Kelch

Sloan: courts are closed. Nothing to report

6. Night Watch: Jim Varvaris/ Bill Sirocky

Sloan: all fine. Frank stated all night watch people were very good at noting any items that needed repair attentions.

RH: no issues

7. Pre/Post Inspections: Joe Malone/Lynn Morozin /. Doris Moran/Mary Ann Chism

Sloan: No problems since bottom cabinets were unlocked. No parties in Jan. or Feb., with one party in Mar.

RH: no parties

8. Common Facilities inspection: Ron Thompson/Dave Lowe

Nothing new to report. Frank asked when the walk around was done, did they notice that the Erin Gould house on the corner had the cover off the box and could they verify that the homeowner has to call and notify the utility company about the situation. It was stated that yes indeed the homeowner needs to be the one to notify the utility company. Frank will follow up.

Old Business:

1. Update on Landscape lighting at Sloan Road Clubhouse: Tony Kelch/ Frank O'Connor

Frank stated that he and Tony got as far as they could by locating and verifying which lights need to either be maintained or removed. However, this item will be put on hold until there are better weather conditions. This item will not be kept on the agenda until the weather improves.

New Business:

1. Leak in the lower level Ladies Room Toilet: Frank O'Connor

Water leaking into the Ladies room was not entirely from the shower, apparently the toilet from the second stall was leaking. The plumber repaired the seal in the toilet. The floor has remained dry. The shower was closed at this time.

The plumber and his tile man are meeting with Frank on Thursday morning to look to possibly change out the trench drain. The trench drain is not piped anywhere, it just collects water and water eventually evaporates. Water is escaping and getting into the mechanical room and causing a mold problem. Facilities Committee will inform the board.

The shower was reopened today and checked. There is water, but not in the stall. Tom McCarthy informed the group that the floor drain is also not piped anywhere. Frank stated the other problem is that the grate on the trench drain is hard to remove and therefore, making it difficult to clean. He has put Drano to help dissolve the hair in the drain.

2. Status of the street light at Regency Hills: Maria Derbyshire

Maria stated she was informed before Christmas that a street light on Woods End Court that the top of the light was lopsided. Tara called AQM to come and look at it and it must have been repaired because the light is straight. The repair at this time can't be confirmed since Tara has been out sick for two days.

Liaison Reports:

Community Association Board (CAB): Tom McCarthy

Tom had nothing new to report. He suggested that everyone go in and meet Tara who replaced Diane. He stated he's very optimistic with Tara. That Associa advertised for the position and when Tara was hired, she was well trained.

He did state that there is a new janitorial contract for two years for the clubhouses with the same janitorial service. Price went up a few cents for added services.

Frank stated that the fire inspection which will take place in February by the fire department. They notify when they will arrive. Therefore, for the next couple weeks, all exit signs will be checked for replacement bulbs. Marco will come in and change all the tags on the fire extinguishers to 2019. Residents need to be reminded that when the fire alarm goes off, they must exit the building.

Questions:

Ray asked if the lights on the American flags should be on in the daytime. He was told that the way they operate. It could be a solar sensor that operates them.

Jamie asked if the housekeeping day was changed for Regency Hills. Diane arranged the change prior to her leaving to accommodate the New Years's Eve party. The cleaning of both clubhouses remains the same.

Question about the geese being in all the ponds. Tom McCarthy stated the board hired Geese Chasers to come back out resolve the geese problem. Tara will be contacting Geese Chasers.

Tom stated the CAB will meet on January 31<sup>st</sup>.

The next meeting is Tuesday, February 12, 2019 at the Regency Hills Clubhouse

The meeting was adjourned at 7:15pm

Rhonda Salvucci, Assistant Secretary

Attendance: Rhonda Salvucci, Maria Derbyshire, Frank O'Connor, Lynn Morozin, Mary Ann Chism, Jamie Moran, Ron Thompson, Dave Lowe, Ray Buckley, Bill Sirocky, Lee Liebler, Jim Varvaris, Bruce Potter, Clancy Potter, Rich Houghton, John Kerns, Joe Malone, Jim Bowman, Tony Kelch, Ernie Fuchs, Dave Slipakoff.