

Facilities Committee Meeting

Tuesday, March 12, 2019

Sloan Clubhouse

Co-Chairperson: Maria Derbyshire called the meeting to order at 7pm.

Approval of Minutes: a motion was made by Tony Kelch and seconded by John Kerns to approve the minutes from the January 8, 2019 meeting. The minutes were approved.

Treasurer's Report: Mary Ann Chism reported that there was \$442,19 cash on hand with a reimbursement from HOA.

Sub-Committee Reports:

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

Sloan: Bruce Potter reported that a spa issue was repaired. He also stated that approval was given to replace the indoor pool filter cartridges which should improve water clarity. He also recommended that the indoor pool be drained and refilled after the outdoor pool is opened.

Bruce also stated that he will attempt to replace one bottom sling of an outdoor lounge chair; if successful, he will order the remaining slings to replace both bottom and backs of all the outdoor lounge chairs. The committee asked him to also order one back sling so that he can do a complete chaise lounge. If approved by the CAB then he will continue with the project of replacing back and bottom slings on the Sloan outdoor pool chaise lounges. and can be observe by both the Facilities Committee and the CAB. If this task is successful, the remaining slings will be ordered.

Bruce also requested to place small white hooks in the woodwork of the indoor pool to hang shower curtains to block sun when needed during pool volleyball games. A suggestion was made to also try Command Hooks. The placement of hooks was approved.

RH: pool is closed

2. Gates: Richard Houghton/ Maria Derbyshire:

Sloan: Frank stated Richard opened the gates for the snowstorm. Frank also placed new reflective tape on the exit gate in Phase 1

RH: Gates are working fine, except for one that is waiting for a replacement.

3. Repairs: Gary Wahlers/ Jamie Moran

Sloan: Maria reported for Gary that he replaced a table support on a table in the Sloan clubroom. The table support was sent directly from manufacturer for free. Frank stated that Gary repaired the gate to the trash enclosure so that the door would close properly.

RH: Jamie reported that he did a repair on the landscape lighting fractured due to snow removal. Upon inspection of all lights, he found at least 5 fractured sticks on lights aiming at the entrance walls. He will wait until after landscapers come to do the necessary repairs.

4. Exercise Rooms: John Kerns/George Hager

Sloan: John reported that the fitness machine technician was out. The exercise bike was making an awful noise and needed an alternator with pulley. The technician informed John that the bike was worth repairing at a cost of \$467 instead of around \$2,000 to replace the bike. The repaired bike should last many years. So, the part was ordered, and the repair will be done. At the same time, the technician did the maintenance check on all equipment at Sloan but did not do the check at Regency Hills gym. John reported that when the technician comes back with the replacement part for the bike, he will meet the technician at Regency Hills so that the maintenance check can be completed in the exercise room.

RH: George Hager has resigned from the Facilities Committee and Bill Sirocky has agreed to take over the position until the end of 2019.

5. Tennis/Pickle Ball Courts: Tony Kelch

Sloan: Tony stated that he will put the tennis brooms and brushes out this coming weekend. He stated that he is going to wait until April to set it up the pickle ball courts due to snow storms sometimes occurring in March.

6. Night Watch: Jim Varvaris/ Bill Sirocky

Sloan: all fine.

RH: all fine.

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

Sloan: Joe stated there was a party at Sloan last weekend and one scheduled for the end of the month. No other parties scheduled at this time.

RH: Doris reported there was one party at the beginning of March and nothing coming up in the future.

8. Common Facilities inspection: Ron Thompson/Dave Lowe

Ron stated that the common facilities inspection is coming up in April and he is looking for volunteers. He stated in the past the Social Committee has done the interior inspections of the clubhouses, but he would now like the Facilities Committee members to do those inspections. Again, asking for volunteers to do the exterior and interior of the clubhouses, streets and sidewalks, regular committee members inspect the pool and recreational equipment. If anyone is interested, he will give out inspection sheets and instructions to complete the task.

Old Business:

1. Ladies room shower: Frank stated that the ladies room shower is now dry, but remains closed, due to the fact that the floor is flat and not pitched to drain water. Mary Kay contacted the installer John Ruser, who was made aware of the problem. He discussed with Frank and will come up with a solution.
2. Street Light at Woods End Court: is fixed
3. Street sign at Woods End Court and Regency Hills Drive was hanging and Jamie repaired it.

Updates:

1. Status of RH gate: the gate is a special order, waiting for it to come in for installation. The cost is out to the insurance company.
2. Status of GE range at Sloan Clubhouse: the range was repaired. The repairman was out a second time to check it and all is well. An extended warranty cannot be obtained due to the fact that this is a community room with many users.
3. New TV/ Blu-Ray DVD: there's a new 75" television at the Sloan Clubhouse. There were some problems with the box put in and repairman came and installed a new updated box, that works very well so far.

The old tv is being placed in the yoga room on the lower level.

4. Fireplaces: all 3 fireplaces were failing and were tagged and shut down. It took a month to get service from Lennox. The repairman fixed all 3 fireplaces and in all three cases it was the low voltage wiring that failed. The fireplaces were taken apart and cleaned as well.
5. AQM: they repaired the street light in phase 2, a street light on the entrance to Fairmount Blvd. And a sensor on the flag pole lights over on Eden. They repaired the emergency exit light in the indoor pool.
6. Marco: they inspected all the fire extinguishers, the Ansul system and retagged them. Then they inspected all the smoke alarm system and the duct detectors and it's all up and running. Same done at RH. Marco then repaired the wiring to the sprinkler system to the switches.

Marco also stated that the two batteries inside the security panel box is at the end of their life expectancy and need to be replaced. The batteries will be replaced.

The fire system here and at RH are all good.

Budget Items approved by CAB:

1. Approved \$2,000 for replacement of bottom and back slings for pool chaise lounges at Sloan. Work is dependent on successful demonstration of sling replacement of one chair.
2. Carpet cleaning both clubhouses \$850
3. Window washing both clubhouses \$1,000
4. Replaced cracked window RH ladies' room, Sloan indoor pool and fogged window in Sloan gym \$1,500. Mary Kay is contacting a glass company to come in and measure and replace the two cracked windows and get the fogged window measured so 84 Lumber, the installer can be contacted to replace that window. It should be covered under warranty.
5. Clean indoor pool deck by pool contractor 2x per year (2@ \$650-\$1,300)
6. Paint interior of RH clubhouse \$8540. There is a second bid by Joe Hill who painted the Sloan Clubhouse two years ago. It was an oral bid at \$4,200 and he is submitting a written bid as well.

Ray Buckley was asked to report on a job he did for the community. Ray stated he obtained an additional recycling bin which is gray in color along with the blue recycling bin. Ray labeled the blue and gray containers as "Recycling" and the three green containers as "trash".

The small recycling bin has been placed in the pool area for bottles collected from the Men's water volleyball team. It was suggested that a bag be placed in the bin, so that the cleaning team will remove it each week and place it outside into one of the larger recycling bins.

On Hold: Landscape Lighting which should be addressed soon with the nicer weather approaching.

Liaison Reports:

Community Association Board (CAB): Tom McCarthy

Tom reported his list was already covered. Pool filters, recumbent bike, slings for chaises, the new TV and gate replacement all covered above.

Tom added to the gate replacement report, the bill to replace the gate was \$5,796. State Farm offered only \$5,000 for replacement, \$800 short. Is that all State Farm is willing to pay or is it negotiable? What is to be determined is how to obtain the remaining cost of the gate. Will the CAB have to go after the driver for the remainder of the cost? CAB position, not to eat any of the cost.

Fireplaces covered above

Tom also stated that white vinyl beadboard has been installed in the kitchen of the RH clubhouse and that it looks wonderful.

The next meeting is Tuesday, April 9, 2019 at the Sloan Clubhouse

A motion was made by Tony Kelch to adjourn the meeting and seconded by Ernie Fuchs. The meeting was adjourned at 7:35pm

Rhonda Salvucci, Assistant Secretary

Attendance: Rhonda Salvucci, Maria Derbyshire, Frank O'Connor, Mary Ann Chism, Jamie Moran, Doris Moran, Ron Thompson, Dave Lowe, Ray Buckley, Bill Sirocky, Jim Varvaris, Bruce Potter, Clancy Potter, John Kerns, Joe Malone, Tony Kelch, Ernie Fuchs, Frank Vibbert, Jerry Iskin, David Price, Tom McCarthy