

Facilities Committee Meeting Minutes
Tuesday, June 11, 2019 – Sloan Clubhouse

Co-chairperson Maria Derbyshire called the meeting to order at 7:00 pm.

Approval of Minutes - The minutes of the May 14, 2019 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$193.79

Introduce new Member – Karen Windau (RH exercise room)

Subcommittee Reports:

1. **Pools/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
 - Sloan (Bruce) – Outdoor pool: the floating turtle seems to have discouraged the ducks. After 10 days of use, the ducks no longer visit. Indoor spa: Bruce sent out a RAP flyer reminding users to turn off the timer after use.
 - New question: a resident has asked to use the outdoor pool before 10 am a few days a month to practice rolls in his whitewater kayak. After discussion, a motion was made to allow the resident to practice kayak rollovers before 10 am in the Sloan outdoor pool during the summer months. The motion passed (10 in favor/6 opposed) and will be sent to the Board for consideration.
 - RH (Jim) – Handicap chair is not working. Repair company will evaluate tomorrow. No other issues.
2. **Gates** – Richard Houghton/Maria Derbyshire - no issues
3. **Repairs** – Gary Wahlers/Jamie Moran
 - Sloan - Gary (report sent to Maria): Gary fixed the Sloan pool gate and the gym door closer.
 - RH - Jamie has had some issues with lights and a motion sensor. He extended a downspout to address some erosion around the building.
4. **Exercise Rooms** – John Kerns/Karen Windau – No issues.
5. **Tennis/Pickleball Courts** – Tony Kelch – As previously reported, Tony wants to address the cracks in the courts before the winter sets in. The courts were resurfaced in 2017 by Main Line Tennis, and Tom McCarthy will check to see if there is a warranty on the work. The new roller has been purchased and is fine. More pickleball players are wanted; residents should contact Tony if interested.
6. **Night Watch** – Jim Varvaris – no issues at Sloan. Bill Sirocky – RH (report sent to Maria): Added checking 911 phones to checklist; noted that pool users have been leaving doors open; additional volunteers are needed.
7. **Pre/Post Inspections** - Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism
 - Sloan –two rentals in July and one in August; RH – two rentals in June, one in July, and one in August
8. **Common Facilities Inspection** - Ron Thompson/Dave Lowe – Ron and Jamie and Gary will meet with the FC chairs on June 27 to discuss inspection recommendations.

Old Business

1. **Status of RH Gate** – Maria reported that the new gate has been installed and is working well.

2. **Replacement of slings for outdoor pool furniture – Sloan** – Bruce Potter/Maria Derbyshire – Bruce replaced the slings on one chaise and found the process to be time-consuming and difficult. Given that experience, Maria has investigated companies that do this work. One company (Southern in Willow Grove) charges \$229 per chair plus \$150 pick-up/delivery. Another (Fenton Megia in Delaware County) charges \$129 per chair for a mid-range fabric and will incorporate pick-up/delivery charges into a final estimate. They will provide swatches of available fabric for our evaluation, and the service includes cleaning the frames before installing the slings. There are a total of 27 chaises, and the high quality frames are still in good condition. It was noted that a comparable new chaise would cost roughly \$700. Motion was made to ask Fenton Megia to replace the slings on all the chairs for a total price not to exceed \$150 per chair. The motion passed unanimously and this recommendation is being sent to the Board for consideration.
3. **Replenish First Aid Boxes at both clubhouses** – Maria reported that the boxes have been replenished with updated supplies. Aspirin will no longer be included in the boxes.
4. **Landscape Lighting – Sloan clubhouse** – Tony Kelch reported that the full scope of this project may be beyond the capabilities of the subcommittee. All the power comes from transformers in back of the pool shed and runs through underground lines. Some circuits are not working for unknown reasons. Of particular concern, the lights on the stairs and nearby areas that were working last Fall now do not function. Tony recommends evaluation by a company that has experience with low voltage outdoor lighting.

New Business:

1. **Recommendation to purchase covers for all pool handrails at outdoor pools** – Following a report from a resident that the pool handrails are hot enough to create a danger, the Safety and Security Committee has recommended that removable neoprene handrail covers be purchased and installed on all pool railings and ladders on both outdoor pools. Cost would be about \$900 to cover all rails and it is estimated that the covers would last 3 to 4 seasons. It was noted that the ladders extend into the water and do not get as hot as the railings. Following discussion, motion was made to purchase one set of handrail covers for each of the pool step railings at Sloan and RH, excluding the ladders, total not to exceed \$325. Motion passed and is being sent to the board.
2. **Discussion on purchasing a sound bar/wireless woofer for the new TV at Sloan:** Tony Kelch proposed that a sound bar and wireless woofer be installed to enhance the sound quality of the new television in the Sloan clubroom. He noted that the prior television had such a system. Following discussion, a motion was made to purchase and install a sound bar and woofer for a cost not to exceed \$225. The motion passed unanimously. (The total cost of the new TV plus this system is still less than the TV cost that was approved in the 2019 budget; no further action by the Board is needed.)

Additional Item: Maria reported that rug cleaning in both clubhouses has been scheduled for July 9.

Meeting Date Change: The previously scheduled meetings of September 10 and October 8 will be combined into one meeting to be held on Tuesday, October 1 at the Sloan Clubhouse at 7 pm.

Community Association Board (CAB) Liaison Report – Tom McCarthy

- The aerators in the phase 2 pond both failed and our contractor recommended replacement with a bubbler system, which is more efficient, less expensive to purchase, uses less electricity, and can run all winter. This was done, and Board will monitor performance of this system.

- The backflow prevention device on the irrigation system at the entrance to Phase 4 has failed. Hydrosapes has replaced it for a cost of \$752.

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

Meeting was adjourned at 7:53 pm

Peg West, Secretary

Attendance

Members: Maria Derbyshire, Jim Bowman, Mary Ann Chism, Ernie Fuchs, Neil Hartenstein, Tony Kelch, John Kerns, Dave Lowe, Joe Malone, Doris Moran, Jamie Moran, Lynn Morozin, Bruce Potter, Dave Price, Rhonda Salvucci, Dave Slipakoff, Jim Varvaris, Frank Vibbert, Karen Windau, Peg West

Liaison: CAB – Tom McCarthy

Guests from Safety and Security Committee: Bill Metzger and Setta Jacobs