

MINUTES FACILITIES MEETING – February 11, 2020
Regency Hills Clubhouse

Approval of Minutes – November 12, 2019 meeting – Minutes Approved

Treasurer's Report – Mary Ann Chism – Balance \$370.67

Sub-Committee Reports:

1. **Pool/Spa** – Bruce Potter/Neil Hartenstein/Jim Bowman
Bruce reported that Bennington pools, our new contractor, is doing a great job. There was a problem with the chlorine line at the indoor pool. The line was clogged. This line was replaced 4 years ago. The technician made a temporary fix which is working so we will hold off getting a proposal to replace that line. The technicians are there twice weekly and will keep an eye on the situation.
2. **Gates** – Richard Houghton/Maria Derbyshire – Gates at all phases are working.
3. **Repairs** – Gary Wahlers/Jamie Moran – Gary is away, however Frank O'Connor reported that the handle on the Elevator **Room** door at Sloan is loose. Jamie reported on several items that he has addressed at the RH clubhouse. He also tested all of the emergency lights and has replaced the necessary batteries. The gate surrounding the trash area continues to be a problem. He feels that the post needs to be secured with concrete.
4. **Exercise Rooms** – John Kerns/Bill Sirocky – John reported that the technician has not been out yet to replace a part for the elliptical. Also, one strap on the recumbent bike needs to be replaced. He has asked Kim to contact the company for an update so that both can be taken care of at one visit. Bill reported that there are no problems at RH.
5. **Tennis/Pickleball Courts:** Tony Kelch – Nothing to report
6. **Night Watch** – Jim Varvaris/Bill Sirocky – Nothing to report
7. **Pre/Post Inspections** – Joe Malone/Lynn Morozin/Doris Moran/Mary Ann Chism – Joe reported that there is one party in April. Doris reported that there are no parties scheduled at RH.
8. **Common Facilities Inspection** – Ron Thompson/Dave Lowe -Nothing to report

Old Business:

1. Repair of Kitchen faucet – Sloan, Repair shower head in Men's room - Sloan, Replacement of water cooler – RH – Maria reported that all three items have been approved by the Board and a faucet and water cooler will be purchased, then Kim will contact a plumber for installation.

New Business:

- Annual review of Fire Alarm system and Emergency exit lights – See above under Repairs for the report for RH regarding exit lights. Frank reported that there are three exit lights at Sloan that may need new batteries. Frank reported that MARCO was out today and checked all of the fire extinguishers at both clubhouses and also the Ansul system in the Sloan clubroom kitchen. The technician reported that the fire extinguisher in the kitchen needs to be replaced with a 6-liter K class fire extinguisher which is specific for grease fires and is now code. MARCO emailed Kim a proposal for

this item - \$377.50. We are asking the Board to approve the purchase of this item since it is code.

- Purchase part for one of tables at Sloan Clubhouse – One of the slide bars for the tables at the Sloan clubhouse needs to be replaced. A motion was made by Maria Derbyshire and seconded to purchase one slide bar at the cost of \$75 plus tax and shipping. Motion approved.
- Maria requested that the Board look into getting the duct work at both clubhouses cleaned. This should include several vents(grills) that are need of cleaning. Particularly the one in the Yoga room at Sloan and the foyer at Regency Hills. We don't want volunteers on ladders cleaning vents. Just cleaning the grills isn't enough. The entire duct work should be cleaned. IT Landis does this type of work and perhaps CAMCO has another company.

Liaison Reports:

- **Community Association Board (CAB)** – Tom Davis reported on several items that pertain to the Facilities Committee: The FC 2020 membership list submitted to the Board was approved. The Bennington Pool Service contract was approved. The purchase of a new furnace in the attic of the Sloan clubroom was approved. This was replaced on January 3rd. This operated for a few weeks then there was a problem with the gas pressure feeding the unit. The unit was turned off and we are still waiting for PECO to come out and measure the pressure of gas coming into the clubhouse. They will be out again on Friday along with IT Landis. A new laser printer was purchased for the community manager's office. The repairs of the elliptical machine were also approved. In December and January on two occasions there were pin hole leaks in the dry system and MARCO was called in to temporarily repair these leaks. In order to make the repair, a section of the roof needs to be opened for them to access the pipe. All of this work is in the attic over the indoor pool and there is little room to move around. The Board will work with the CAMCO engineering group to get advice on how to address this long term.

Questions/Discussion - No questions or discussion.

There being no further business, the meeting was adjourned at 7:45 p.m.

Member's Present: Maria Derbyshire, Frank O'Connor, Lynn Morozin, Bruce Potter, Lee Liebler, Tony Kelch, Bill Sirocky, Mary Ann Chism, Doris Moran, Jamie Moran, Tom Davis, Jim Bowman, Rich Houghton, Dave Lowe, Jim Varvaris, Dave Slipakoff, Joe Malone, Neil Hartenstien, John Kerns.

Minutes taken by Maria T. Derbyshire

Next Meeting – March 10, 2020 at 7 p.m. – Sloan Road Clubhouse