

Facilities Committee Meeting Minutes
Monday, October 19, 2020 – Sloan Parking Lot

Co-chairperson Frank O'Connor called the meeting to order at 12:58 pm.

It was noted that this is not an open meeting due to the pandemic.

Approval of Minutes - The minutes of the March 10, 2020 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$339.84

Subcommittee Reports:

1. **Pool/Spa** – Frank O'Connor/Jim Bowman – Both outdoor pools have been closed and covered. Frank reported that the indoor pool and spa water heaters have been turned off to save heating costs.
2. **Gates** – Richard Houghton/Maria Derbyshire – No issues in the Valley; Maria reported that there has been a problem with Yelp that is being resolved.
3. **Repairs** – Gary Wahlers/Jamie Moran. No activity to report
4. **Exercise Rooms** – John Kerns/Bill Sirocky – No activity to report. Frank reported that doors to aerobic and exercise rooms have been propped open for air circulation.
5. **Tennis/Pickleball Courts:** Tony Kelch – light usage; no issues. Tony mentioned that the Township Rec Center has opened to pickleball players, masks required. Maria met with a company that looked at the crack in the court and recommended that since the crack is not in a location that presents a hazard, no repairs be made until the entire court is resurfaced.
6. **Night Watch** – Jim Varvaris/Bill Sirocky . No major issues. Frank wanted Night Watch volunteers to be aware that in late March he reprogrammed the thermostats to 55° in winter and 79° in summer, with the exception of the zone where Jeff Bevan's office is located. Night watch volunteers should also note that any major issues should be reported to Jim or Bill immediately, not simply noted on the clipboard.
7. **Pre/Post Inspections** – Lynn Morozin/Doris Moran/Mary Ann Chism – nothing scheduled
8. **Common Facilities Inspection** – Ron Thompson/Dave Lowe Ron noted that most items have been handled. Open items include fence repairs in Phase 4 and Phase 2. Concrete and paving (depressions) repairs are 95% complete; work done by BQ Basements and Pristine Green. Remaining items expected to be resolved soon.

Updates from last meeting

- Men's shower at Sloan repaired—Frank: replaced shower head and added a new cartridge
- Flag poles- Sloan – repaired—Frank: lanyard was jammed and one pole had to be re-roped.
- Window cleaning —Maria: windows were cleaned in both clubhouses -outside only (inside was performed when the clubhouses were sanitized in the Spring.)
- Carpet cleaning both clubhouses – Maria: deferred until next year (cleaned during sanitization process)
- New updated Pool signage —Maria: Signs have been ordered and when received will be stored until pools are reopened.

- Landscape lighting project – Maria: approved by the Board on 9/30/20- AQM Electric has contract for RH (along RH drive – removing posts and replacing with LED lights) and 4 new lights for Sloan (2 on each side of the main door)
- Fence repairs – Maria: RH pool fence, RH trash gate, Sloan pool gate approved by the Board on 9/30/2020 (Eagleville Fencing)
- Drains around the entire perimeter of the outdoor pool at Sloan have been cleaned and all screws were replaced with stainless steel screws. --Frank
- New indoor pool motor installed by Bennington - September, 2020 -- Frank
- New spa pump and chemical pump for spa August, 2020 --Frank
- New race line painted Sloan outdoor pool -- Maria
- Ladder step repaired – Sloan outdoor pool -- Maria
- New automation system and chemical pump for RH pool May, 2020 --Maria
- Received proposals from two companies regarding door replacement at Sloan; front doors, double doors in main clubroom and door in kitchen – Frank. Frank and Jeff Bevan are reviewing and requesting clarification before a final recommendation is made.

Recommendation to the Board

- After meeting with two contractors regarding refinishing the indoor pool deck, we are recommending Concepts in Concrete proposal of \$15,200. We are also recommending at the same time to have Bennington Pools acid wash the coping of the indoor pool and spa, drain, clean and refill both. Clean handrails and railing and caulk around perimeter of both indoor pool and spa. \$3275

New Business:

- 2021 Budget submitted to the Board – Following an email sent to all FC members regarding budget suggestions, the following were recommended to the Board; carpet cleaning, window washing, new blinds for Sloan clubroom, Power wash and stain Guardrail along Copley Rd, Restore entrance signs at all three entrances, pool repairs for all three pools and spa. Money budgeted for possible exercise equipment repairs, gate repairs, and pool umbrella/bases replacement.
- An email will be sent out this month to all FC members asking if they want to continue on the committee. We will also be asking if anyone wants to resign from their sub-committee.

Community Association Board (CAB) Liaison Report – Tom Davis

- Board terminated the Ruppert Landscape contract due to quality issues effective September 30, and has contracted with Pristine Green for both landscape and snow removal.
- Jeff Bevan has processed 84 ARC requests in the last 5 months.
- The Board engaged Marco to replace the entire dry sprinkler system over the indoor pool at Sloan. Over the years there have been numerous pinhole leaks, causing major problems. The new system will use nitrogen rather than compressed air. This will also require removal and replacement of the roof, and a roofing contractor has been engaged. The project is awaiting approval from the Township. After that is

received, the contractors will coordinate and schedule the work. Once begun, the entire project should take a week, and is expected to be completed before the end of the year.

- The budget process is well underway, with final review planned for the October 30 Board meeting.
- Two new Committee chairs have been approved: Bruce Sieving - Ponds & Irrigation, and Mary Tilger – Landscape.
- Reserve projects planned for 2021 include Phase 4 mailboxes, Phase 1 trim painting, and an updated reserve study.

The next meeting date has not yet been determined.

Meeting was adjourned at 1:52 pm

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Frank O'Connor, Mary Ann Chism, Ernie Fuchs, Tony Kelch, John Kerns, Doris Moran, Jamie Moran, Dave Price, Bill Sirocky, Ron Thompson, Frank Vibbert, Gary Wahlers, Peg West
Liaison: CAB – Tom Davis
Guest: Doug Loutzenhizer