

*Facilities Committee Meeting Minutes*  
*Tuesday, September 13, 2022 – Regency Hills Clubhouse*

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

**Approval of Minutes** - The minutes of the June 14, 2022 meeting were approved.

**Treasurer's Report** – Mary Ann Chism – cash on hand is \$198.03

**Sub-Committee Reports:**

1. **Pool/Spa** – Sloan (Joe Contegiacomo): The door between the indoor and outdoor pools does not operate properly. Advanced Door may be called in to look at it. RH (Arlene Smith): no issues. Both outdoor pools will close on Monday, September 19. Indoor pool (Frank): no issues.
2. **Gates** – Sloan: No issues. Maria introduced Stan Merritt who may join the FC with responsibility for the Eden and Fairmount gates. RH: Maria Derbyshire reported that one of the visitors' gates does not always open completely, though it seems to self-correct after a rain.
3. **Repairs** – Gary Wahlers has been working through the items on the annual inspection list and has completed most of the repairs. Dave MacFarland – not present; no report
4. **Exercise Rooms** - John Kerns - Sloan – no issues; Bill Sirocky – RH – no issues
5. **Tennis/Pickleball Courts:** Tony Kelch – not present. Maria reported that McGinn Court Service is to be on site this week to repair the crack in the tennis court.
6. **Night Watch** – Jim Varvaris/Bruce Quigley - all good
7. **Pre/Post Inspections** – Sloan – Leslie Davis; 2 rentals coming up in December; RH - Mary Ann Chism – no rentals
8. **Common Annual Facilities Inspection/Depressions** - Ron Thompson reported that with the help of the repair crews the work on the inspection report is substantially complete. Bill Sirocky reported that the concrete is in much better shape this year than last. Repairs to begin soon.
9. **Patriotism at Regency** – Ray Buckley – not present. Maria said the next flags-out day will be November 11

**Old Business:** McGinn has been contacted about the tennis court repair (See Item 5 above)

**New Business:** (Maria)

- John Meaney from Meaney Carpets and Flooring/Phoenixville was contacted about the floor in the yoga/all purpose room at the Sloan clubhouse. He stated that the floor is peeling in several places and fixing it won't resolve the problem. He was asked for a quote to replace the floor with vinyl planking. This will be a 2023 budget item.
- John Ruser will replace the shower/men's room at Sloan with a tiled shower similar to the one in the ladies' room. Project to begin sometime in the Fall.
- Frank reported the bracket that holds the shower wand in the ladies' room is broken

### **FC Budget 2023**

- Frank and Maria have the budget together and will be meeting with Bill Schalleur this week. Most items are recurring annual expenses (carpet and window cleaning, miscellaneous pool-related costs, etc.)

### **Questions/Discussion**

- none

### **Community Association Board (CAB) Liaison Report** – Tom Davis for Rich Houghton –

1. As a result of two recent claims, our HOA insurance premiums have increased. The Board is reviewing insurance coverage for the association.
2. The Board expects to tweak the snow policy, adding language that states that all walking trails are closed during inclement weather.

The next meeting date will be November 8, 2022 at the Sloan Clubhouse.

Meeting was adjourned at 7:30 pm

Peg West, Secretary

**Attendance:** Members: Maria Derbyshire, Frank O'Connor, Mary Ann Chism, Joe Contegiacomo, Leslie Davis, John Kerns, Bruce Quigley, Bill Sirocky, Arlene Smith, Ron Thompson, Gary Wahlers, Peg West  
Liaison: CAB – Tom Davis