

## **FACILITIES MEETING MINUTES – January 10, 2023 – Sloan Road**

The meeting was called to order by Co-Chair, Karen Windau at 7 p.m.

**Approval of Minutes** – Minutes from November 8, 2022 – Minutes approved

**Treasurer’s Report** – Mary Ann Chism – Balance of \$142.06. Receipts were submitted to property manager for reimbursement.

### **Sub-Committee Reports:**

1. **Indoor Pool/Spa** – Frank O’Connor (Sloan)– No problems
2. **Outdoor Pool** – Sloan – Joe Contegiaco – pool closed. Frank reported that a pump was purchased to drain some of the water because it was sitting on the pool cover.
3. **Outdoor Pool** – RH – Arlene Smith – pool closed.
4. **Gates** – Stan Merritt/Maria Derbyshire – Both reported that all gates are operational.
5. **Repairs** – Gary Wahlers/Dave MacFarland – Both reported that some minor repairs were completed. Maria reported that the location of the leak at the RH clubhouse was finally found and repaired. It was a pin hole in the water line to the handicap toilet in the ladies room.
6. **Exercise Rooms** – Steve Stitt/Bill Sirocky – no problems at either gym.
7. **Tennis/Pickleball Courts:** Tony Kelch – There was a report of buckling between the courts. Tony did not see this however he did see a small hole where the repairs were done recently which could be a problem. The property manager is aware of this and will be contacting the contractor.
8. **Night Watch** – Jim Varvaris/Bruce Quigley – No issues. Bruce reported that RH sign-up through May is complete, and he will be sending another email for sign-ups through the end of the year.
9. **Pre/Post Inspections** – Sloan – Leslie Davis - RH- Mary Ann Chism – Leslie reported that the next rental is March at the Sloan clubhouse. Presently, no rentals at the RH clubhouse.
10. **Common Annual Facilities Inspection/concrete/depressions** – Ron Thompson/Bill Sirocky - Ron reported that the list is complete except for the double door issue (doors at the indoor pool that go out to the outdoor pool deck). There was discussion about those doors and after the meeting Dave MacFarland, Gary, and Frank will look at the doors again to see if the problem can be resolved.
11. **Patriotism at Regency** – Ray Buckley – Ray discussed that the Veteran’s Day Celebration will take place on November 11 at 11 a.m. at the Gazebo and the Fire Department has been notified and hopefully will be present.

**Old Business:**

- The Yoga/fitness room flooring has been completed at the Sloan clubhouse. After a problem with the old flooring and glue, it was decided to install the new flooring over the old one.
- It was reported that the part for the Nitrogen system was installed, however it was noted that the back-up system also needed a part. This has been ordered and Keystone will be back to install the part.

**New Business:**

- Rental agreement from another community was given to us by the Board. Karen will be reviewing and comparing it with our rental agreement. She will then send it to Leslie and Mary Ann for their input and then send it to the Committee for review.
- Tennis court buckling – see Item # 7

**Questions/Discussion:** Stan Merritt stated that he has seen people leaving through the guest entrance, realizing what they did and backing up to go out the correct exit. He was wondering if a directional sign could be installed. Frank mentioned that there was a sign in one of the gate houses. Maria will check to see if it is still there and if it was a sign for the exit.

**Board Liaison** - Richard Houghton –

Rich questioned the placement of concrete pads for the benches and the number of benches.

Maria reviewed the budget request for benches and the final budget allowed by the Board.

There will be four concrete pads installed and she and Karen will work with Jeff and Pristine regarding placement. Rich was also concerned about who will pick up all of the items that Frank O'Connor did while he was Co-Chair. Maria reported that Gary Wahlers and Jim Varvaris have already been asked to take care of some of the items.

There being no further business, the meeting was adjourned at 7:20 p.m.

Maria Derbyshire

Secretary Pro Tem

**Member's Present:** Arlene Smith, Karen Windau, Mary Ann Chism, Ron Thompson, Maria Derbyshire, Frank O'Connor, Jim Varvaris, Tony Kelch, Leslie Davis, Bruce Quigley, Gary Wahlers, Stan Merritt, Bill Sirocky, Ray Buckley, Steve Stitt, David MacFarland, Joe Contegiacomo.

**Next Meeting April 11, 2023 at the RH Clubhouse**