

Facilities Committee Meeting Minutes
Tuesday, June 13, 2023 – Sloan Clubhouse

Co-chairperson Karen Windau called the meeting to order at 7:00 pm.

Approval of Minutes - The minutes of the April 11, 2023 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$278.21.

Sub-Committee Reports:

1. **Indoor Pool/Spa** – Sloan (Frank O'Connor): Indoor pool heater has been malfunctioning causing temperatures to fluctuate. It cannot be repaired. A new one has been ordered and will be installed as soon as possible.
2. **Outdoor pool** – Sloan (Joe Contegiacomo) – Some stair lights are out. No other issues. Users are reminded to leave the area clean after use.
3. **Outdoor pool** – RH (Arlene Smith) – Replacement parts for the skimmers have been ordered. The chemical pump is not working properly.
4. **Gates** – Sloan: (Stan Merritt) – One light will be replaced at Eden. No other issues. RH: (Maria) – no issues.
5. **Repairs** – Dave McFarland has made multiple minor repairs. Gary Wahlers is working on several issues:
 - Pool stair lights: Gary will investigate possibility of LED replacement lights.
 - There are two plumbing issues – one in the Sloan downstairs ladies' room, and one in the upstairs men's room. Jeff will call a plumber.
 - There are three doors in Sloan that do not close properly. American Door Company has been asked to come out to look at them.
 - There was a badly broken chair in the billiard room that Gary repaired at home.
6. **Exercise Rooms** - Steve Stitt - Sloan – not present; no known issues; Bill Sirocky – RH – no issues
7. **Tennis/Pickleball Courts:** Tony Kelch – not present. Power washing is scheduled for next week.
8. **Night Watch** – Jim Varvaris (Sloan) - all good. Bruce Quigley (RH) - not present. RH is still looking for residents to sign up for night watch.
9. **Pre/Post Inspections** – Sloan – Leslie Davis – one rental scheduled in October. RH - Mary Ann Chism – one rental scheduled in October.
10. **Common Annual Facilities Inspection/Depressions** - Ron Thompson reported the current year inspection is complete. Reports have been sent to appropriate committee members for follow-up and action as needed. Bill Sirocky reported that concrete inspection is also complete.
11. **Patriotism at Regency** – Ray Buckley – RAP flyer to be circulated about June 14 Flag Day display at entrances.

Old Business:

- Refurbish existing 2 benches on tennis courts – Work has been completed. Rich Houghton painted the old metal benches the same green color as the new Trex benches.
- Horseshoe pits have been relocated.

New Business: (Maria)

- There is a continuing issue with some motorists exiting Phase 1 on Fairmount the wrong way, through the visitors' entrance, creating a safety issue.
 - Maria made a motion to ask the Board to consider installing an Exit sign on Fairmount to clearly indicate the correct exit lane. Motion passed unanimously.

Informational

- Ongoing pool issues: Bennington has not been as responsive as we would have liked with respect to various pool issues – skimmers, heater, etc.
- Window cleaning was completed in early June.
- Indoor pool heater – addressed above.
- Update on status of recumbent bike for Sloan – A company representative is coming tomorrow to see if equipment in the room can be reconfigured to fit a second bike. The Board has not yet approved a request to purchase a new bike, but if not approved it will be in the FC budget for 2024.
- Repair putting green – John Meaney of Meaney Carpets has been asked to come out and assess the putting green carpet. There is a seam that separated. We do have extra carpet pieces if needed for repair.
- New grill for Sloan will be in the budget for next year. It was noted that the grills do need regular cleaning, especially at the end of each season. FC inspection reports will be revised to address continuing grill maintenance.

Community Association Board (CAB) Liaison Report – Rich Houghton – Two high-end automated external defibrillators (AEDs) have been purchased, one for each clubhouse. A total of 44 residents have been or will be trained on CPR and the use of the AEDs in two sessions, one on May 31 and one on June 15. The units will be installed after the training has been completed. Information about the AEDs will also be posted on the RAP website.

The next meeting is tentatively scheduled for August 8, 2023.

Meeting was adjourned at 7:31 pm

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Karen Windau, Ray Buckley, Mary Ann Chism, Joe Contegiacomo, Leslie Davis, Stan Merritt, Frank O'Connor, Bill Sirocky, Arlene Smith, Ron Thompson, Jim Varvaris, Gary Wahlers, Peg West
Liaison: CAB – Rich Houghton