

FACILITIES MEETING AGENDA – February 13, 2023 - Regency Hills Clubhouse

The meeting was called to order by Co-Chair Karen Windau at 4 p.m.

Approval of Minutes – Minutes from November 14, 2023 meeting. Approved

Treasurer's Report – Mary Ann Chism – Balance \$421.81

Sub-Committee Reports:

1. **Indoor Pool/Spa** – Frank O'Connor - Information about Rezner unit repairs was sent out with meeting agenda to the committee. Tri-State made the necessary repairs to the Dectron unit including turning off the setting to heat the pool so that our auxiliary heater would take over. The pool temperature is holding at 86 degrees. The system does not need to be reset if there is a power outage. The technician also gave Frank a maintenance manual, and on pages 23 and 24, are instructions on how to reset the settings.
2. **Outdoor pool Sloan** – Joe Contegiacomo –not present - pool closed
3. **Outdoor pool RH** – Arlene Smith – not present – pool closed
4. **Gates** – Stan Merritt/Maria Derbyshire – no issues with gates except that with this last snow storm, some of the snow had to be removed by Stan and Maria from under the gates so that they would close. If there is another snow storm, we will advise Jeff to make sure that the contractor clears the snow from underneath the gates.
5. **Repairs** – Gary Wahlers/Stan Wilhelmson/Dave MacFarland – Gary and Dave absent. Stan had a few repairs that he took care of. Frank mentioned that he replaced the door bell battery at Sloan and there is an extra battery in the storage closet at Sloan.
6. **Exercise Rooms** – Bill Sirocky – nothing to report
7. **Tennis/Pickleball Courts:** Tony Kelch – nets may be put out in the next several weeks.
8. **Night Watch** – Jim Varvaris/Bob Derbyshire – Jim not present. Bob reported that there are still 24 weeks to be filled at RH for night watch. He is hoping that when the snowbirds return, these weeks will be filled.
9. **Pre/Post Inspections** – Sloan – Leslie Davis - RH- Mary Ann Chism – no rentals at either clubhouse.
10. **Inspection/concrete/depressions** – Ron Thompson/Bill Sirocky – all work was completed. There is a new pavement block at 815 Woods End Ct that has elevated. Waiting to see if the block goes down with warmer weather.
11. **Patriotism at Regency** – Ray Buckley – not present. Bob Derbyshire reported that Ray will be sending out a RAP flyer in the next few weeks offering the purchase of flags for your house through the American Legion. This was done last year with a good response.

Old Business:

- Dectron Unit: Update on sensor replacement. See above under indoor pool for report.

New Business:

- Exercise Room Sub-Committee – How do we want to move forward with this role, that is, fill the vacant Sloan position or consider eliminating this sub-committee. Any discussion or opinions? Maria brought up that the previous person in charge of the Sloan gym reported that if there is ever a problem with the equipment, the resident advises Jeff Bevan, our property manager. Bill Sirocky also stated that people report problems to Jeff. Maria pointed out that when RAP first started, sub-committees were included in the FC to make sure that things were going well and if problems occurred, that Toll Brothers was notified. Eighteen years later, do we really need people assigned to the gyms. A motion was made to revise our by-laws and to eliminate the Exercise Room sub-committee. The motion was approved and will be submitted to the HOA Board for final approval.
- Doors at Sloan clubhouse – The gym doors were repaired back in September as best as possible by Advanced Door Co. The wood frame has rotted and the entire door/frame needs to be replaced. This also has happened to the indoor pool double doors. There were also repairs made to the Yoga room doors and one of the library doors. Advanced Door later sent our property manager quotes to replace all of the doors. At a recent Board meeting, the Board requested that we obtain other quotes. Maria D. talked about the other entrance doors and clubroom doors at Sloan that took three years to be replaced and the efforts made to get other quotes. The doors were replaced by Advanced Door. Also, this company has been servicing doors here since before 2012. Motion made by Maria Derbyshire and seconded by Frank O’Connor and approved by the FC: We recommend that the Board accept the offer from Advanced Door Company and replace the doors in the Sloan gym and the indoor pool as soon as possible. The doors jam in the gym has rotted and there is a gap at the upper right side. The right side of the indoor pool doors is not opening properly, and the left side of the door needs a hard push to open. If the Board requests a quote from another door company we feel that Jeff Bevan, our property manager, should be asked to obtain this quote. He has access to information from other property managers and from CAMCO.
- Plaque to recognize RAP Board of Director Presidents – Ray Buckley was not present however he is proposing that we have a President’s plaque naming each of the RAP Presidents. The cost of a 24 plate plaque is \$160.00. Discussion among members present suggested a 20 plate plaque and also requested pricing for engraving. Ray will be asked to obtain this information and present at our next meeting.

Informational Budget items

- TV (75 inch) purchased for RH Clubroom, installation March 15
- Indoor Pool floor recoating – February 19th
- Power wash both clubhouses – May 8 and 9
- Window Washing both clubhouses – May 31
- Re-paint Copley Rd guardrail – April 23 (it was suggested that a
- The blinds in the Billiard Room were recently installed.

Questions: Mary Ann Chism asked if the RH clubhouse was going to get new furniture. Maria reported that this was requested on our FC budget for both chairs and tables. At a meeting with the Treasurer, he suggested chairs this year and tables next year. The budget was submitted with the request for chairs. However, when the Board met for the final budget review and approval, they denied the chairs for this year.

Board Liaison Report – Richard Houghton – Rich suggested that everyone should read the Board monthly minutes. He also talked about the update to the HOA by-laws which will be voted on at the open meeting on February 28th. The information was recently sent out by Tom Davis via RAP flyer.

A motion was made and seconded to adjourn at 4:45 p.m.

Next Meeting: May 14th at 7 pm at Sloan Clubhouse

Maria T Derbyshire
Secretary Pro Tem

Members Present: Maria Derbyshire, Karen Windau, Ron Thompson, Stan Merritt, Frank O'Connor, Tony Kelch, Bob Derbyshire, Leslie Davis, Stan Wilhelmson, Mary Ann Chism, Bill Sirocky
Board Liaison: Rich Houghton