

Facilities Committee Meeting Minutes
Tuesday, September 10, 2024 – Sloan Clubhouse

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

Approval of Minutes - The minutes of the May 14, 2024 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$112.82

Sub-Committee Reports:

1. **Indoor Pool/Spa** – Sloan (Frank O'Connor): No issues.
2. **Outdoor pool** – Sloan (Frank O'Connor) – Pool to close on 9/18. Skimmers will need caulking; Bennington will probably do this in the Spring.
3. **Outdoor pool** – RH (Arlene Smith) – Pool to close on 9/18.
4. **Gates** – Sloan: (Stan Merritt – not present) No issues. RH: (Maria) – no issues.
5. **Repairs** – Sloan – (Gary Wahlers and Stan Wilhelmson not present) - No report. RH (Dave MacFarland) – no issues. Frank said that the gate to the Sloan outdoor pool on the tennis court side does not close properly. It may need new hardware; he will talk to Gary W about this.
6. **Tennis/Pickleball Courts:** Tony Kelch – No issues. Due to a recent injury, Tony will step down from this subcommittee; looking for someone to take on this responsibility.
7. **Night Watch** – Sloan (Jim Varvaris) – There are 3 new volunteers, but more will be needed as people move away from RAP. RH (Bob Derbyshire) – Also 3 new volunteers. The 2025 schedules for both clubhouses will be posted shortly. New volunteers are always welcomed.
8. **Pre/Post Inspections** – Sloan: Leslie Davis; RH: Mary Ann Chism – no upcoming rentals in either clubhouse. Leslie noted that at least one of the Sloan clubroom tables needs to be tightened up; all should be checked.
9. **Inspection/concrete/depressions** - Ron Thompson addressed remaining deficiencies. Four outer doors at Sloan (yoga room, library, gym, and indoor pool doors) are pending replacement by Alderfer Doors. Crack along fence in tennis Court (not on playing field) is being left alone for now. Gate in fence around Phase 2 pond needs repair, as does the fence above walking trails near 150 Sloan (broken rails). Bill Sirocky (not present) has completed his concrete report and delivered it to Jeff.
10. **Patriotism at Regency** – Ray Buckley (not present). Flags are being displayed for 9/11 Patriot Day.

Old Business:

- Regency Hills Clubroom Furniture is on order with delivery scheduled for mid-November.

New Business:

- 2025 Budget: Budget will be delivered to Board at the end of September. It will contain typical items (umbrellas, power washing pool decks, window washing, rug cleaning, etc.). In addition, several big-ticket items are being requested: replacing ceiling light fixtures at RH Clubhouse to accommodate dimmable lights; replacing several pieces of gym equipment at Sloan; upgrading intercom boxes at all three gate locations; vent cleaning at both clubhouses; replacing water heater at RH clubhouse with tankless heater; cool grips for pool railings).

- Covers for Chaise lounges: Storage of RH chaise lounges in mechanical room has been an issue. Covers are being purchased so that the lounges can be stacked outdoors and then covered for protection against winter weather.

Community Association Board (CAB) Liaison Report – Rich Houghton –

- Board is preparing to review budget requests from the various committees.
- Annual meeting is scheduled for November 20 at the VFW in Phoenixville.
- Residents are reminded to read monthly Board meeting minutes to stay informed.

Other:

- For personal reasons, Karen will be stepping down as co-chair of FC. Committee is seeking a new co-chair
- There are also openings for annual inspection, concrete inspection, and tennis/pickleball court. Ron Thompson, Bill Sirocky, and Tony Kelch are stepping down from their respective positions. Interested persons should contact Maria.
- Ideally, candidates for all of the above positions will have some experience on a RAP Committee. Maria will send out a flyer describing the positions and soliciting interested parties.
- Resident Tim Frantz raised a question about the water salinity in the indoor pool.

The next meeting date will be November 12, 2024

Meeting was adjourned at 7:26 pm

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Karen Windau, Mary Ann Chism, Leslie Davis, Bob Derbyshire, Tony Kelch, Dave MacFarland, Nino Morello, Frank O'Connor, Arlene Smith, Ron Thompson, Jim Varvaris, Peg West

Liaison: CAB – Rich Houghton