

Minutes

Swim & Tennis Committee

DATE

April 8, 2024

TIME

5:15 PM – 6:00 PM

MEETING CALLED TO ORDER BY

Dan Haigy, Co-Chairman

IN ATTENDANCE

Dan Haigy; Renee Wargo; Sean Lynch; Jack Maurer; Pam Wilcox, Greg James, Dwight Kilgore

ADSENT: Terry Boyd

APPROVAL OF MINUTES

Delete Pam Wilcox assigned responsibilities for next meeting. Dan & Sean shall be responsible for reviewing the budget for S&T. Otherwise approved as submitted.

HOUSEKEEPING

Information only: Sean Lynch and Dan Haigy are Co-Chairmen.

DISCUSSIONS

G. James discussed the proposal for the lighting changes. Renee Wargo questioned where the process came from for the LED lighting proposal. The discussion turned to how the process began. Greg James explained that it began from the first meeting, and he was assigned the project of determining what was going on with the lighting repairs. The process began when he was assigned to that project. He then researched options. It was explained that all that was being asked of any approval body was to agree to the arrangement in principle (not sign any contract) and they would then send a crew out to assess the scope of the work. The committee agreed that more research and information justifying the arrangement is necessary. Sean asked for analysis of the payments to the company justifying accepting the agreement. He also expressed concern for a 15-year commitment. Greg James to provide the additional analysis for the next meeting. Pam suggested that all the different suggestions be presented separately and not as a total package. The presentation to the BOD was tabled.

Sean discussed going with Jack and Dan on a tour of the facilities. He discussed our desire to be a “Premiere” development was far from being met. They felt a big issue was maintenance. Renee stated that our facilities are far from being “Okay”. She felt there was a lot needing to be done to make facilities acceptable. They felt that if we kept the facilities up with good maintenance, we could avoid the costs of replacement on a periodic basis. The question of who is responsible for maintenance is up in the air. It has been spread from HOA management, Facilities management, lifeguards, etc. No one place is responsible as far as they were concerned or determined. The only area they examined was Countryway. Sean said the Awnings, pavers and bathrooms were very much in need of repair/replacement. He felt some needed to have maintenance rather than replaced. Dwight discussed the windows in the activity room that needed repaired to be opened. He said he went to Aero Windows recommended replacement. Sean asked if every maintenance issue had to be approved by the BOD and felt there should be a limit (i.e. \$2,500) available without going to a higher level.

Jack Maurer attended the meeting.

Jack explained the rating process on the budget for facilities in the 1-5 scale. There was discussion on getting bids on maintenance on all facilities. Jack said there had been bids obtained in the past. Shaun continues with work needed on gates, tables, etc. It was decided for the committee to go to Countryway after the meeting to look at facilities. All went to Countryway. Jack suggested a bi-weekly zoom call to discuss the process on facilities upgrades.

Jack made a motion for bi-weekly zoom calls for facilities. Pam seconded motion. There was no discussion. The vote was unanimous.

The meeting was adjourned to go to Countryway.

EVALUATION OF COUNTRYWAY BY COMMITTEE:

It was determined that these items need to be completed to bring facilities up to an acceptable status:

- All metal tables need to be recoated/painted.
- Benches need to be repaired.
- Awnings need to be replaced. It was decided that monogrammed awnings were not necessary based on the additional cost.
- Pickle ball/Tennis courts need work, but complete resurfacing was an unnecessary expense at this time. Patching would be good enough for now.
- The small office at the tennis courts is unused space that should be converted to be more resident friendly. This would include a TV, furniture, new water fountain, ice machine, lockers, and exploring a unisex bathroom in the storage closet.
- Drainage of the pool deck is still a problem. This needs to be evaluated.
- The floor in the meeting room does NOT need replacement. The issue with drainage is the rear escape door that floods when it rains heavily. We need to get someone to look at fixing that alone which should save quite a bit of money.
- The windows may not open, but they have no need to be. AC is used in the room. The windows are not that old and are of good quality. This is NOT an urgent issue.

ITEMS FOR NEXT MEETING

- Pam and Dwight to obtain existing bids or obtain bids for maintenance on all facilities.
- G. James to update Lighting proposal with additional analysis.
- Jack asked Pam and Greg to join the Renovation committee. Both agreed.
- Jack to work with Dan to set up the bi-weekly zoom calls. Dan suggested 7PM on Tuesdays.

ANNOUNCEMENTS

None currently

NEXT MEETING

No date was discussed. Dan or Sean to advise members.