

# Minutes

## Swim & Tennis Committee

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**DATE**

May 18, 2024

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**TIME**

6:45 PM

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**MEETING CALLED TO ORDER BY**

Dan Haigy

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### IN ATTENDANCE

Dan Haigy; Sean Lynch; Greg James, Jack Maurer; Renee Wargo

**OTHERS:** N/A

**ABSENT:** Terry Boyd, Pam Wilcox, Dwight Kilgore

### APPROVAL OF MINUTES

So approved

### HOUSEKEEPING

### DISCUSSIONS

- I. Update on swimming pool slide – (Dan).  
Update on refurbishing progress – (Dan & Jack).
  1. Discussion regarding GA Nichols notified Sean Yesner that he felt the slide wasn't structurally sound. He was looking at removing it and putting it back in and he didn't feel it was structurally sound. Jack said he felt that the later modifications to the slide had failed. He said Renee went to look at the slide, ran into AB Engineering and GA Nichols. Pictures were taken but not necessarily structural related issues, just cosmetics.
  2. Discussion on taking the slide to a metal fabricator to repair and replace the structural part of the slide.

#### Renee Wargo joined the meeting.

3. Renee stated that she went there at 2:30 PM and saw the group there. She asked about the slide and they as a group stated that they did not recommend continuing to use the slide as is nor would they open it. They did admit that they were civil engineers and not structural engineers, so their recommendations were to get a structural engineer to inspect the slide. Renee felt that the slide should remain closed. She sent pictures that were taken at that visit for the committee to review. She also felt that we should not be rushed to make any decision that may not be in the best interests of the community since this is an old issue that was kicked down the road.
4. Dan and Sean proposed to the BOD that we engage a structural engineer to inspect the slide and provide a report as to the safety of the slide.

Conclusion:

- A. There is confusion about whether the slide has structural issues or just surface rust problems.
- B. The structural issue may have been a misunderstanding; the main concern was metal fatigue and reassembly.

C. A structural report may be deemed necessary to protect the liability of the HOA.

**Greg James made a motion to recommend engaging a structural engineer to inspect the slide and provide a report giving guidance on how we should proceed.**

**Sean Lynch second the motion.**

**The motion passed unanimously 5-0**

II. Update on Lighting project – (Greg)

No update. Going to BOD for next steps. Terry Boyd and Dan Haigy to present for next steps at next BOD meeting. Dan has a contact at Duke Power that could add some assistance and insight to the project in general.

III. Facility Maintenance

1. Sean shared with the committee a responsibility matrix (RACI matrix, Responsible, Accountable, Consulted, and Informed) assigning accountability for maintenance issues and speeding up the processes and hold people accountable. He shared with the committee pictures of numerous issues with our development that have been ignored for too long.
2. Greg said he thought certain finite people should be assigned to tasks or projects instead of the entire group getting involved to streamline the process. Renee questioned whether the BOD would be agreeable to sub assign such tasks. Sean felt the BOD would welcome such organization.
3. Jack said that Dwight has some authority, in conjunction with Debbie, to get things under \$2,500 done. The discussion then went to why things were not getting done in the way of maintenance. Sean said with his proposal that he would take responsibility to prepare the list and follow up on it to ensure maintenance was being done timely.

Conclusion:

- A. Sean will rework the list and offer updated versions for the committee to review. Sean solicited members to offer suggestions of items that should be added to the list.
- B. Jack suggested that we install cameras since we have Wi-Fi to view facilities for maintenance and security issues.
- C. The committee will continue to push tasks to be completed in time and ensure clear communications and accountability.
- D. Dwight needs to take more initiative and communicate better with the committee and BOD.

IV Court reservation system. Greg James suggested a one-stop reservation system to reserve a court time, tee time or other reservation in a app for Westchase. This discussion was only for future discussion and not for detailed discussion at this meeting.

V Hold Harmless. Greg James presented a sample for residents to sign to protect the Association in the area of liability. For minor things that residents could volunteer to do at no cost to the Association.. Examples are minor mulch, bench repair. Jack said he had addressed this in the past and would send his work.

VI Survey cards. Greg James submitted survey cards for residents to complete for assessment of facilities. Dan said he would present at the next BOD meeting and would get with Greg James to discuss further.

## **ITEMS FOR NEXT MEETING AND ANNOUNCEMENTS**

Attendance. Some have missed meetings. The reason the committee failed in the past was lack of attention and attendance by members. Every member's input is important, or they would not have been asked to be on the committee. If any member does not feel like they can commit to the time to the committee, they should advise Dan.

## **NEXT MEETING**

Tuesday 6/10/24 @ 5:30 PM – 7 PM at HOA Office