

Facility Committee Meeting

Minutes 10/29/2008

In attendance – Gene Ferguson, Dan Stone, Tom DeLuca, Ray Buettner, John Warren, Brad Barlow, Mike Williams, Dan Burtch

I. Additions

- Todd Meador – see email
 - No written restriction against financial gain on facility property
 - At this time no keys for the court will be issued (courts are not to be locked)
- Dan Burtch – Tennis court utilization
 - Future e-mail regarding the court should go to the facilities committee.
 - We need to document the agreement that is in place between the CNA board and Dan regarding maintenance and access to the courts.
- Minutes from previous meeting approved

II. Financial Update

- No Changes

III. Lawn Maintenance

- No discussion

IV. Clubhouse/Parking Lot/Driveway

- Seal Coat and Re-Stripe Bids: 2nd Bid ...\$900; paint on vs spray on by C&R (C&R was \$750 seal and \$650 for ramp). Need 24hrs no traffic plus time for striping.
- Ramp Access:
 - o New quote for ramp is 6x6' for \$300

V. Tennis courts

- Crack repair:
 - o Dan S. ordered more material, Pat to confirm temperature limitations and schedule work.
- Rain Water drainage Curb & Channel drain:
 - o Geddes pools quoted deck drains and no quoted the tennis court.
 - o Waiting on quote from contractor #2
 - o Contactor #3 is proposing to cut the channel and pour concrete and mount grate on top of channel
 - o Backyard Pools, Chuck Mattingly possible 4th Vendor

VI. Pool Closing Report

- Excerpts in blue
 - o Main pool still leaks probably main drain piping. Being quoted
 - o ~~Hair/lent pot main pool. There is a suction side leak, which pulls air into the system. This air causes a cavitation in the system that shakes the motors, fittings and piping. It is our belief that the cause is in the hair lent pot, but is not 100%~~

~~confirmed. It was less noticeable this year, and may have been resolved with the new gaskets from the motor to the hair lent pot.~~ Deemed not an issue any longer.

- Front gate needs to be repaired. The main problem we have, are the kids that want to stand on the gate, which in turn damages the hinges.
- Pool access was discussed, the new contract calls for 3 guards until 7pm. Maybe that will improve the access concerns.
- Vinyl brush
- New first aid kit
- New water test kit
- New leaf bag skimmer
- New vacuum pole
- ~~Stains on gutter and backsplash of gutter were less noticeable this year than in years past. While there remains some minor stains, they were far less than in previous years.~~ No action required
- Deck drains are inoperative and need to be replaced. Being quoted
- Fresh water fill has a bad leak, and the valves are deteriorated. May not make it through another year. Being quoted
- Wading pool still continues to leak. Being quoted
- Many of the return “eyeballs” are very old and will need to be replaced with new ones next year during opening. Who is responsible?
- A rack (i.e., just like a small three or four pole coat rack nailed to the wall) in the guard room to hang guard tubes. Facility Team to do
- Cover Anchors, some of the older anchors are becoming increasingly more difficult to maneuver due to age. We will continue to lubricate, but it may be necessary to replace some in the spring. Is this still an issue?
- The hoses need to be replaced, as they have aged, and have several leaks.
- Gutter drains, while many attempts to unclog the gutters on the tennis court side were made, the gutters are not pulling to their optimum ability, and need to be addressed, especially in the deep end surrounding the guard chair to the diving board. What is the recommended solution?
- Surge tank sump pump needs a new gasket....it is only pushing out about 50% of the water, while the remaining 50% is being shot back into the surge tank. The gasket has a hole, in the bottom. Add to plumber quote (Dan S.)

Areas For improvement:

- Membership cards. This system was much improved with the addition of the membership photo book. While it still needs work, it was a lot better than in previous years. No changes planned (pictures to be updated)
- Vacuum system. Because the existing vacuum (which has a tremendous amount of suction) system works so well, it has become increasingly more difficult to vacuum the pool. The vacuum actually sucks up the PVC membrane, and sticks the vacuum head to the floor. In the beginning, the material was much more rigid, and while it would stick on occasions, the material is becoming more flexible with age. Recommendation, purchase a robotic vacuum to supplement weekly vacuuming. We can provide you with details of those that are reliable, and those that are not. Pursue new vacuum head
- Recommend video surveillance/DVR system that has the capability to record all areas of the pool, pool breezeway and parking lot. Many customers have gone to this system “reactively” because of vandalism, accidents, and theft. I think it would be in the best interest of the association to be proactive to any further events that

could jeopardize the integrity of the pool and/or the association. For example, we had to close one pool this summer because someone broke glass on the deck, that also ended up in the pool. This was very costly to the association, and cost the patrons a week without the pool. While it happened at night, had they had cameras (which they now have), they possibly could have had that expense deferred to those that caused such action. Tabled for now

- Pressure washer was a great addition, but one of the wheels lost a cap that holds the wheel on the axel, and needs to be replaced. Facility Team to do; Need to winterize (add material to gas), Mike W.
- New water meter and piping in the pump room: Dan S. to quote meter and piping as well as winterizing of water lines.
 - Eli Campbell has been contacted, waiting for him to come out (meter is referred to as deduct meter)
 - Plumber #2 (Kevin Mooney) did come out and is preparing a quote (will include both valves and meter). He is willing to do winterizing for free if we post his business name on web site.
 - Tommy Buford has done it previously and may be an option.
 - Float valve is required to be re-installed (old valve in basement, still good)
- Deck lighting: Discussed Colonial light poles (every 50') with outlets and speaker wires. Backyard Pools, Chuck Mattingly could quote this as well. Mike W. to pursue.
- Main drain leak detection:
 - \$782 to seal the pit....Dan S. to go ahead with this work.
- Deck Drains: Update
 - \$31K for 600ft of deck drains (\$18K main pool, \$6K baby pool, remaining deck \$7K). Material alone is thought to be \$500 per 24ft.

VII. Proposal to Renew PPM

- Dan S. received a report of the winter maintenance work that has been done by PPM. Will get a report for each month.

VIII. Next Meeting

- Wednesday, November 19th @ 7:30pm