

Facilities Committee Meeting Minutes
Tuesday, May 14, 2024 – Regency Hills Clubhouse

Co-chairperson Maria Derbyshire called the meeting to order at 7:00 pm.

Approval of Minutes - The minutes of the February 13, 2024 meeting were approved.

Treasurer's Report – Mary Ann Chism – cash on hand is \$433.03

Sub-Committee Reports:

1. **Indoor Pool/Spa** – Sloan (Frank O'Connor): Heaters are functioning; no major issues.
2. **Outdoor pool** – Sloan (Joe Contegiacomo): The pool contractor has removed the cover and shocked the water. The furniture is out, and the pool should be ready for May 24 opening.
3. **Outdoor pool** – RH (Arlene Smith): Same as above. Waiting for sun and warm weather.
4. **Gates** – Sloan (Stan Merritt): No issues. RH: (Maria) – no issues.
5. **Repairs** – Sloan (Stan Wilhelmson): Fire inspector was out and found several malfunctioning emergency lights. Since new LED fixtures are more cost efficient than replacing battery packs in the existing fixtures, all interior emergency lights will be replaced with LEDs. RH (Dave McFarland): Maria reported that Dave has done a number of minor repairs.
6. **Tennis/Pickleball Courts** - Tony Kelch: The courts are open and in use. No issues.
7. **Night Watch** – Sloan (Jim Varvaris): All is well. RH (Bob Derbyshire): Still looking to fill 16 weeks.
8. **Pre/Post Inspections** – Sloan – Leslie Davis was not present. Maria reported that 2 rentals are scheduled. RH - Mary Ann Chism: no rentals.
9. **Inspection/Concrete/Depressions** – Bill Sirocky was not present. Maria reported that his concrete inspection is underway. This will likely be his final year doing this. Maria asked for volunteer(s) from the committee to assume this task in the future. (See New Business below for Common Annual Inspection Report)
10. **Patriotism at Regency** - Ray Buckley was not present. Maria reported next flag display will be Memorial Day weekend.

Old Business: None

New Business:

- **Common Annual Facilities Inspection** – Ron Thompson reported that this project is well underway with many reports already delivered to him.
- FC is seeking volunteers to clean windows in each of the gatehouses. Maryann Cox has volunteered to take care of Regency Hills. Additional volunteers: Rich Houghton - Eden; Jim Varvaris - Fairmount

Informational

- Both outdoor pool covers off
- Both clubhouses/pool decks power washed
- Windows Cleaning – RH clubhouse 5/31. Sloan postponed due to road paving – will be rescheduled for some time beginning of July

- Board agreed to replace hot water heater at the Sloan clubhouse and Jeff, Property Manager, is getting bids. The hot water heater is 18 years old
- Jeff is getting bids for Sloan doors – gym, indoor pool priority. Also for library and yoga room
- Outdoor pools to open on Friday, May 24th (Memorial Day Weekend)
- New grill at Sloan clubhouse is ready for the summer – propane gas tank filled
- The Board approved new furniture (tables and chairs) for RH clubhouse

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

- The Board member annual walkabout is in process. Phases 2 & 3 have been completed with no significant issues noted. Jeff Bevan will notify some homeowners asking them to correct such issues as algae on siding, dead trees, weeds under patios, etc.
- Phase 1 and Sloan parking lot paving is scheduled to begin on Tuesday, May 28.
- The Copley bridge painting project has been completed.

Next Meeting: July 9, 2024 – Sloan clubhouse
Meeting was adjourned at 7:15 pm

Peg West, Secretary

Attendance: Members: Maria Derbyshire, Karen Windau, Bob Derbyshire, Mary Ann Chism, Joe Contegiacomo, Tony Kelch, Stan Merritt, Nino Morello, Frank O'Connor, Arlene Smith, Ron Thompson, Jim Varvaris, Peg West, Stan Wilhelmson
Liaison: CAB – Rich Houghton