

Facilities Committee Meeting Minutes
Tuesday, July 14, 2026 – Regency Hills Clubhouse

Co-chairperson Natan Abraham called the meeting to order at 7:00 pm.

Approval of Minutes – Frank O’Connor made a motion to approve the minutes of May 12, 2026; seconded by Karen Windau; passed unanimously.

Treasurer’s Report – Mary Ann Chism – cash on hand is \$122.12

Sub-Committee Reports:

1. **Indoor/Outdoor pools/Spa - Sloan** – Frank Maccartney: Sloan outdoor pool lights are not working consistently; electrician is scheduled on July 20. The pool cover is being taken for repairs. Bennington has been asked to look at the skimmers, some of which may not be working; Bennington will also look at tiles on the top step that seem to be breaking away. Indoor pool and spa to be closed beginning on August 3 for resurfacing; spa drain will also be checked at that time.
2. **Outdoor pool RH** – Maria Derbyshire: pool cover is out to be measured to get dimensions for a replacement. Otherwise, all good.
3. **Gates – (Sloan)** Stan Merritt: Gates are working well apart from the circuit board in Fairmount visitors’ gate which periodically malfunctions. **(RH)** Maria Derbyshire: All good
4. **Repairs – (Sloan)** Stan Wilhelmson: Stan has made several repairs: replaced the latch in the fence around the trash area; patched some holes in the pool fencing; installed a new doorbell; repaired a couple of Sloan clubroom tables; replaced 2 solar lights on the Copley fence. **(RH)** Bruce Mitchell – no issues
5. **Tennis/Pickleball Courts:** Jim Tackett (not present) – Natan presented Jim’s report: there are some low spots in the surface that result in pooling after rain but no significant change. Maria noted that Jim has agreed to monitor the physical condition of the bocce ball court after completion.
6. **Pre/Post Inspections – Sloan** – Leslie Davis – 3 rentals have been scheduled between now and September 13. **RH** - Mary Ann Chism – no upcoming rentals.
7. **Annual Inspection** – Karen Windau – Complete. 390 items inspected. 37 deficiencies noted, of which 19 were corrected, and the remainder were deferred or determined not to need action.
8. **Concrete/Depressions** – Mike Radich/Nino Morello – Nino reported that their list was submitted to the Board. Jeff Bevan is in the process of obtaining estimates.
9. **Patriotism at Regency** – Ray Buckley – Ray thanked by name the flag captains for each of the 4 phases. Flag displays have been well received by the RAP Community.

New Business:

- New solar lights at the Sloan Clubhouse are being tested.

- 2027 Budget – Maria asked members to begin to think about items to be included in the 2027 budget. The budget process takes place during August and September.

Information Items:

- Copley road fencing will be painted in the Fall; planned October 8 and 9. Rich H. noted that overhanging scrub trees will need to be cut back again.
- Natan and Rich H. examined the columns under the deck at the Sloan pool and noted several vertical cracks and some fascia boards coming apart. Last painted in 2021. Board has been made aware.
- Maria noted that the horseshoe pits are very close to the new bocce courts. They are unsightly and seldom, if ever, used. She questioned whether to purchase new pit covers, or, alternatively, to take the pits out. Maria will reach out to John Kerns, the unofficial “pit boss” for his thoughts. If the recommendation is to remove them, it was suggested that the Board may want to ask Pristine to do this while they are working in the area.

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

- Bocce ball court work is underway. Bill Goldate is overseeing for the Board. Both he and Jeff Bevan are taking photos of work in progress
- The Board has been actively discussing the proposed Township Trail Plan with Upper Providence Township Supervisors. The RAP community is being kept informed through RAP Flyers and the monthly newsletter.
- Tom Davis is working through some parcel title issues
- Insurance policies are up for renewal; Board is in process of requesting quotes.
- Landscape and snow contracts are also up for renewal. Bids are being solicited.

The next meeting will be on September 8, 2026, at Sloan Clubhouse.

Motion to adjourn by Karen Windau, seconded by Bob Derbyshire. Meeting was adjourned at 7:27 pm.

Peg West, Secretary

Attendance: Members: Natan Abraham, Maria Derbyshire, Frank O’Connor, Ray Buckley, Mary Ann Chism, Leslie Davis, Bob Derbyshire, Frank Maccartney, Stan Merritt, Bruce Mitchell, Nino Morello, Mike Radich, Peg West, Stan Wilhelmson, Karen Windau
CAB Liaison - Rich Houghton. Other CAB members: Doug Loutzenhiser, Tom Davis, Bill Goldare

ADDENDUM: Following the meeting, FC members and CAB Board members came together to thank Frank O’Connor for his many years of very active involvement as FC member and co-chair. Frank resigned from the Facilities Committee after today’s meeting.