

Property Committee Meeting

Tuesday, April 8, 2014

Present: Nancy Southard (Chairperson); Les Gerhart (Board Liaison); Bob Bastian; John beam; Ron Grove; Thor Kongvold; Mike Reynolds; Charlene Rose; Paul Sallas; Dot Silvernail; Dave Smyth; and Jim Wilkison.

A. Minutes of 3/11/14 meeting approved as distributed.

B. Unfinished Business

1. **Pool furniture** - One table and seven dark blue mesh chairs were discarded due to their unsafe condition. The current inventory is: thirty-two (32) chairs; four (4) white lounges; four (4) blue mesh chairs; and six (6) multi-colored sling back chairs.

2. **Major Repair/Replacement Budget** - John Beam gave a report on the condition of the Clubhouse heating and cooling systems. According to the tech representative from Carolina Temperature Control (CTC) the system is in good working order. The handler on the east side is 14 years old; the life span is usually 12 years. The other handler, west side of building, is nine (9) years old. There is a problem with four (4) ducts in the attic and are in need of repair. The CTC Comfort Advisor stated in his report "... these old flex ducts are near the end of their life cycle." The cost to repair would be \$65.00 per man, per hour plus materials. The materials are mastic tape and pipe cement. The estimated time to complete is ½ a day, or four hours. The report also recommended replacing copper wire on west side unit and new R8 branch flex pipes when new heating pump and air handler units are installed. The committee recommends that the current flex pipes in the attic be repaired immediately as the current condition is negatively affecting the efficiency of our heating and cooling system. The committee looked at the estimates for replacing the heating system the estimates were \$4,835.00 and \$5,213.00 for two different systems. The committee said the Major Repair/Replacement Budget needs to reflect these new cost estimates.

C. Section/Infrastructure Reports

1. Phase 1&2, 3, 4, 5, 6, and 7 - No problem.
2. Phase 8 - Received a call about the geese.
3. **Clubhouse** - The roof had a branch go through during the ice storm. Paul Sallas made the repair. The committee discussed the current condition of the roof and the number of areas which have required patching. The Committee members agree that the roof should be replaced this year. The Committee is going to obtain cost estimates from three (3) roofing companies each company will be given the same information. Once the three estimate4s have been obtained the Committee will review and make specific recommendation to the Board. Thor Kongvold and John Beam volunteered to contact three (3) roofing contractors and obtaining the cost estimates.
4. **Cabana/Pool** - The pool is scheduled to open May 1st. The cleaning day is scheduled for Wednesday, April 23rd. at 10:00a.m. Paul Sallas will make arrangements for the pool cover to be removed one or two days before cleaning day. There is one underwater light which needs to be repaired an estimate of cost will be obtained. Paul Sallas will be purchasing some ten (10') foot boards and nails to secure some of the wooden decking along with a new 100' hose and two battery operated locks. The locks, like the one on the ladies room door, will be used to replace the current locks on the men's room door and the storage room door in the cabana area. The seasonal pool closing date has not been definitely determined. Nancy is putting together some

figures and information to share with the Committee before making a recommendation for Board consideration. The drinking fountain either needs to be replaced or repaired; Paul Sallas will determine which needs to be done.

5. **Lakes** - The bubbler on Sandpiper Lake has been repaired; the cost for parts and labor was \$314.61. The broken pipe in the line that goes from Hummingbird to Sparrow Lake will be repaired soon. The aerator on Sparrow Lake is not repairable; Mike Reynolds is getting the cost for replacement.
6. **Roads & Signs** - The new "No Trespassing" signs have all been installed. Jim Wilkison said the roads are good and will be looking at sealing the cracks this spring.
7. **Gates** - Gates are working fine and the loop has been reconnected.
8. **Trees** - No trees coming down at this time.
9. **Garden Club** - John Beam said Al Hardee's crew helped a great deal by picking up storm debris that was still out in the garden area as everyone had been working on the Clubhouse refurbishing. There are some new plantings out front and more planned for later this spring.

D. New Business

1. **Pool Hours/Season** - A request was made by a resident to allow children to be in the pool area after 5:30 p.m. The Committee discussed this request at length. The recommendation was made and unanimously approved to keep children's hours the way they are now; adults only after 5:30 p.m. The second item related to the pool was the closing time. The current hour is 10 p.m. Mike Reynolds, head of Pool Volunteers, has had some difficulty getting residents to be Pool Closers. The recommendation was made and approved to change pool closing to 9:00 p.m.
2. **Exterminator Schedule** - A letter was read regarding request for exterminator to not spray during line dancing or exercise times due to the strong smell. Charlene Rose was familiar with the situation; she called the company and asked what they were using. She was told that a new employee had used the wrong chemical and it did have a distinct odor; the correct chemical is odorless. This is the first time the Property Committee has been made aware of an odor and believes the wrong chemical was the problem. Recognizing the Clubhouse is always in use by a groups or individuals the best we can do is notify people when the next time the exterminator will be at the Clubhouse. The next scheduled spraying will be on Wednesday, May 14th between 8 a.m. to 10 a.m.
3. **Dogwood Circle Berm** - A resident living on Dogwood Circle has requested that the circular berm be removed. This is a follow-up to an earlier complaint by the individual regarding the berm. The Committee will explore different options: sodding the area; change shape and down size area; and remove berm and pave before making any recommendations.
4. **Other** - Nancy Southard will be out of the country from Friday, April 18th to late Tuesday, May 13th. Dave Smyth, vice-chair will conduct the May meeting. He should be contacted if anyone has concerns or issues related to Common Property.

E. Adjournment

Motion made, seconded and approved to adjourn meeting at 11:35a.m.