

## Facilities Committee Meeting

March 15, 2016

Present: Jerry M, Bob P, Rex H, Tom R, Robert S, Steve A, Boyce M, Peter S, Billy P, Bill B, Nancy T, Dorothy B, Don J, Walter P.

Absent: Don T, Tom P, Ron Lauve, Mike O'Grady

### Notes of Meeting:

Boyce Maxwell inform the committee that he would be leaving the facilities committee at the end of this month's meeting. Boyce was thanked for his time and efforts in working with Pete and his group on the lake and sidewalks.

Billy P. brought the group up-to-date on all recent HOA Board items that were of interest to our members. Of interest was the new security program to start in May of this year. Billy shared how this program will work when instituted.

Walter P. from the finance committee attended the meeting to gain insight into the issues and items our committee is dealing with. He also will be bringing any concerns or questions the finance committee would have for our committee. Walter will function as a financial liaison to the facilities committee.

Bill B. representing Villa Masters attended the meeting to discuss repairs being planned for the concrete fences along Scarsdale and BV drive. It is planned at this time to only make minor repairs to the road side of the fence and power wash and paint the road side. Plans are still in the works as to needed repairs and painting of the inside or residential side of the fence.

Nancy explained to the group the conversion of MaxTrac to a new program named Connect being instituted by FSR. Nancy believes that after all issues are resolved the program will have advantages over the current program. Nancy also explained the recent roof repairs made to the club house. Nancy and staff are monitoring some stress damage starting to show up on the club house.

Pete S. discussed sidewalks and the efforts by the sidewalk group to develop a program to monitor sidewalk conditions and problems with the use of a GPS system. Pete said there were only a few issues with the sidewalks and recommended we not do anything at this time. Pete also spoke about the Lake check list being developed. Pete has 2 proposals for residential sidewalk cleaning that we will be reviewing and discussing next week.

Rex H. has a curb repair proposal to review. We discussed how many of the 180 identified curb deficiencies we actually want to repair this year. We will meet as a group to discuss this project when Rex returns from vacation. Rex explained about straightening signpost and the trial sign post that was straightened on Marsala. We will be looking for an outside contractor to straighten approximately 12 sign posts.

Billy filled in for Ron L. on fences and mentioned that he believed that the open punch list had been completed and all contract work has been fulfilled.

Dorothy B. told the group that the house painting would start-up the first of May with 71 houses to be painted this year. A need for a couple of relief inspectors was fulfilled with the volunteering of Rex H and Jerry M. These relief inspectors will fill in for Steve and Bob when they have other commitments.

Dorothy B informed the group that mailbox painting was on hold until there is a schedule worked out that would allow mail delivery to continue unabated and the contractor would have sufficient time to paint between deliveries.

Dorothy advised the committee that a new pool service contract had been signed for a two-year period with our current pool company. The contract work scope was changed slightly with the addition of a pool house cleaning each week. Without a roof the building tends to easily fill with windblown debris.

Don mention that a new light string had been installed of the east lake fountain. We now have two fountains with LED lighting and 2 fountains with conventional lighting.

Don reported to the group that a new gate service contract had been signed.

Don report that the front door service program has been started for the year with some 65 doors to be serviced on the list already. This program with continue through the month of November with an estimated 170 doors to be completed this year.

The group discussed the need for self-reporting of street lamps which do not come on in the evenings and those that stay on during the daylight hours. We will place a notice in our media to remind the residents when and who to notify.

There being no other items to discuss or report on at this time the meeting was adjourned.

Minutes by Don Jensen