

**BellaVita at Green Tee
Facilities Committee Meeting Notes
January 18, 2012**

The meeting began at 4PM with the following members present:

Fred Fargo, Billy Potter, Ron Lauve, Benny Frank, Don Jensen, Bob Stockinger, Lyle Ganucheau, Daniel Murphy, Nancy Triggs, James Warner, and Board contact Ron Gerlach.

Pool:

Fred started the meeting discussing the bid specifications outline for the pool, deck and storm sewer repair. It was suggested Duration- start & finish is added to the bid form and all agreed. Fred is going to present the bid form to the board at the January 25, 2012 monthly meeting.

Nancy stated Brinkman stated the club house gutters around the pool were not adequate to handle the water flow from the roof and could possibly be contributing to the wash out under the pool deck. They suggested enlarging the gutters from there present 4" to 6" to adequately handle the water flow. Nancy will handle that bid.

Nancy stated the spa heater is out again and manufacturer will not honor warranty because the heaters are only designed to run 7 hours per day not 24 hours as we use them and also there is too much velocity for the heaters to handle. Pool Maintenance Company offered to replace the spa heater at his expense. The heaters are \$3,000 each. Fred Fargo said go ahead and let pool maintenance company replace the spa heater and further research needs to be done before a decision is made on the other pool heaters. Nancy said there are only 3 pool heater companies.

Front Doors:

Don Jensen will keep the records on front door. Will be kept in spread sheet format.

Fences:

Ron Lauve want's a short meeting after this about fences. Once pool issue is settled fences will be next.

House Painting:

Nancy Triggs and Billy Potter will be project managers.

Ron Lauve was elected Vice Chairman of the Facilities Committee. Ron will conduct the meeting in the absence of Fred Fargo Chairman.

A/C units:

Nancy said a couple units in the ball room need replacing. There are (5) five units for the ball room and Nancy recommended that all five be replaced at once. The units are \$10,452.87 each and this includes new thermostats for each unit. This cost is for a complete unit inside up in the attic and outside condenser. They will be 14 seer units. If we get all (5) five units replaced at once we will get an additional discount. The units will have a 10 year parts warranty. We can get a Labor warranty that covers ($\frac{3}{4}$) three quarter of the labor cost for a \$675 per unit for 10 years. The cost for the five units will be \$52,264.35 and the labor warranty cost is \$3,375.00. The combined total cost is \$55,639.35. The Committee agreed and Fred told Nancy to present it before the board at the January meeting and if approved get it done ASAP. There is presently \$75,000 in the reserve fund for club house A/C unit's repair and replacement fund.

Meeting adjourned
Billy Potter recorder