

Facilities Committee Meeting

June 29, 2016 @ 2:30 PM

Present: Dorothy B., Billy P., Rex H., Steve A., Walter P., Mike O., Tom R., Jerry M., Bob S., Don J

Absent: Lyle G., Don T., Bob P., Tom P., Nancy T.

Resigned from the committee: Ron L., Boyce M.

Billy discussed the strategic planning meeting in June. He also talked about the proposed bidding procedures soon to be adopted by the HOA Board.

Walter Pasciac, a member of the finance committee was present. Mentioned was made of issues with the budget process. Dorothy and Don indicated a need to improve the process and provide more direction to the committees. Walter reported that the budget was currently some \$40,000 over budget.

Dorothy explained that the gate taskforce was reviewing the operations of the front security gates. She is a member of this task force. Dorothy reported the community would soon be receiving a short survey that would be seeking thoughts and opinions on how we should operate the gates in the future.

Don talked about the west lake fountain and some of the latest issues with this fountain including replacing the motor.

Mike brought the group up-to-date on progress made on sidewalk sections elevations using his GPS navigations system. The group discuss other potential areas this system might serve. Don mentioned running elevations on the front fountain and respective pumping system.

Street Curbs were discussed. Rex is waiting on a second proposal from Tuttle Construction. He will advise the street group when he has received this proposal. It was discussed that Rex and his group are looking at 45-50 areas being considered for repair this year. There are other areas of repair remaining that will need attention in future years.

Dorothy discuss house painting and progress being made this year. There have been 44 homes painted this year with another 27 left to be painted. A question was asked about the cost to have R&S Painting power wash a home if the owner requested it for his own needs. Dorothy said Rudy would power wash a home for \$175.

Don gave a report on the progress of front door servicing. There have been 90 front doors serviced through June. The front door group believes we will have at least another 85 request or a total of 175 doors to be done this year. Costs per door servicing is running lower than projected, which is good.

Don discussed the concrete fence/wall and the need for maintenance. The outside of the wall had minor repairs this year and was given a fresh coat of paint. There was nothing done to the inside at this time. Plans are being discussed as to how to move forward on the maintenance needed on the inside.

Don discussed the status on the power outages recently experience in the N/S Primavera areas. A faulty transformer has been replaced and Center is doing an evaluation on the rest of the circuits in this area. Center Point will provide a report on what if anything was discovered in their testing and evaluation.

The need for a storage building was brought up again. Billy reported that a storage building was probably out of the picture at least for the time being. Tom R. advised all that by waiting, everyone should be aware the costs will climb on this project if it is ever done.

Don reported that during the recent strategic planning, a stand-by generator for the Clubhouse was discussed. A generator size has not been determined as yet. We do know that during the hurricane season we see demand loads on the Clubhouse up to 80 KW. If the entire Clubhouse needs power during this time, the size of the generator will be at least 80 KW. Early estimated project costs for this project would run \$30,000 - \$35,000.

Don and Dorothy reported that they had started putting together cost for the 2017 budgets and would have it completed by the due date of July 31, 2016. All members were advised if they were aware of any need for repair or replacement of items, now is the time to let Don and Dorothy know.

A residential street sweeping program was discussed. Group did not come up with a frequency to have this done but all seemed to be in favor of such a program.

Jerry reported that he and Pete had completed their first quarterly inspection of the lake and reservoirs, and would provide a copy of their check list for the committee's records.

Don advised the group of the resignation of Ron Lauve and Boyce Maxwell

There being no further discussion the committee adjourned at 4:30 PM

Submitted by; Don Jensen