

MINUTES
CAMERON CLUB FACILITIES COMMITTEE (CCFC) MEETING
THURSDAY, AUGUST 15, 2019

The following individuals attended the meeting:

Ray Celeste, CCFC Chair
Dan Ogg, CCFC Recording Secretary
Brendan Hanlon, CCFC Member
John Burton, CCFC Member
Karen Soles, CMC Management, Manager
Jon Dellaria, BODs Representative to the CCFC
Ben Rogers, American Pool, Regional Vice President
Rich Mandley, ProFIT President
Carolyn Holloway, resident
Donna Gathers, resident

The following individuals were absent:

NOTE: Dick Shea, previous CCFC Vice-chair, resigned from the CCFC in July.

1. The Cameron Club Facilities Committee meeting was called to order by Ray Celeste at 7:00 p.m.
2. Dan Ogg moved that the agenda be approved with an amendment to add to New Business a discussion about the Vice Chairman position. The motion was seconded by John Burton and it passed unanimously.
3. Residents' Open Forum: Donna Gathers, resident, raised an issue regarding pool access and the community policy for allowing guests and extended family to use the pool. Ms. Gathers asked if there can be a larger allowance for guests during weekdays when the pool is not crowded (not on weekends or holidays). She would like to have a larger allowance for guests without having to purchase extra guest passes. The CCFC will consider Ms. Gathers request and discuss possible accommodations.
4. John Burton made a motion to approve the CCFC's meeting minutes for July. The motion was seconded by Brendan Hanlon and it passed unanimously.
5. The CCFC interviewed resident Carolyn Holloway, who applied to be a member of the CCFC. Ms. Holloway stated that she is primarily interested in getting seniors (over 55) more involved in the community. Ray Celeste gave Ms. Holloway the contact information for Ms. Means, in the community, who is very active with senior activities and could advise Ms. Holloway. Karen Soles also suggested that Ms. Holloway contact the Activities Committee to discuss activities for seniors.
6. Community Pool Status. Ben Rogers provided the update.
 - a) Pool party – the staff is ready for the pool party Saturday, August 17.

- b) New pool tables have tabletops that have cracked. CMC Management has contacted the supplier about replacing the damaged tables.
 - c) Ray Celeste suggested that the community host a lifeguard appreciation party one Sunday night towards the end of the pool season, and provide pizza and soft drinks for the lifeguards. CMC agreed that a small party was a good idea and would work to support it. Jon Dellaria supported the request and stated funding could be allocated by the Association to support the event.
7. BOD Update. John Burton provided the BOD update.
- a) John said that the BOD is supportive of the proposal to contract with Weyer to replace the basketball court floor and the process is moving forward.
 - b) Regarding replacement ID cards, the Board decided to approve the CCFC's motion that the fee for all replacement cards will be \$20.00 (an increase from \$5.00 for the second and subsequent replacements). This was based upon the **actual expense** the Cameron Station Homeowners' Association was paying per each ID card.
8. CMC Management report. Karen Soles provided the CMC Management update.
- a) CMC Management is working to answer BOD questions regarding the basketball court floor replacement.
 - b) Sound system. John Burton suggested that we need to define what the community really needs in a sound system, and then put together a formal Request For Proposals (RFP). John Burton will meet with Psy Scott and Karen Soles to discuss the music needs of the clubhouse and then develop a more formal needs statement that can be converted into an RFP. We will target a total cost of less than \$3,000.00.
 - c) HVAC maintenance. CMC is obtaining a third quote for an HVAC service contract.
 - d) Badging system update. The system has a limit of 7,000 users. Recent updates to remove users who are no longer residents have reduced the number of users in the system to approximately 6,600. This work is ongoing, but great progress is being made.
9. ProFIT Report:
- a) Rich Mandley provided the ProFIT monthly report. Attendance in July was 11,790 (380 per day) this is the second highest recorded amount for the month of July. As a comparison, June's attendance was 9,119 (303 per day).
 - b) All equipment is up and running.

- c) ProFIT is planning a Tai Chi workshop for September 14. The time is to be announced. ProFIT is also working to plan a CPR and Automatic External Defibrillator (AED) class.
- d) Capital Equipment Plan. Rich Mandley provided recommendations and quotes for replacement of gym equipment that has been scheduled for replacement in 2019 and 2020. Rich and the CCFC discussed the items that are oldest and the most in need of replacement.

John Burton made a motion for the Board to approve the purchase of the following new gym equipment (to replace existing equipment):

**Freemotion treadmill, with incline
Precor EFX 833 cross-trainer, without moving arms
Concept 2 Model E rower with PM5**

The total cost is \$13,691.07 and will be paid from Reserve Expenditure, Exercise Equipment (GL 3280). As of July 2019, there was \$16,900.00 in GL 3280.

Brendan Hanlon seconded the motion and it passed unanimously.

10. Old Business.

- a) Security audit. John Burton explained that the audit recommendations include locking some doors, ensuring 100% coverage at the front desk, and installing cameras. The overall cost to implement all these options would be approximately \$50,000.00 to \$75,000.00.

Jon Dellaria suggested that we explore more cost-effective options and implementing just the security features we believe are the most important. John Burton committed to make some new recommendations, that are smaller in scope, with the associated costs so that the CCFC could consider the most cost-effective options.

- b) Sound system. The sound system was discussed in item 8, above.
- c) Cover for TV in the Great Room. The cover has been ordered.
- d) American Pool recommendations. (details were discussed last month)
 - 1) Chair lift.
 - 2) Pool vacuum system.
 - 3) Pool chemical controller.

The CCFC discussed these three proposals and decided not to pursue any of them. This decision was unanimous for the vacuum system and the chemical control system. The decision on the chair lift was not unanimous, with one CCFC member disagreeing.

11. New Business.

- a) Basketball Court. CMC suggested that the basketball court floor replacement, if approved by the BOD, could start early – in September, with all work completed by October 15. This will ensure that the basketball court floor is ready in time for activities scheduled in the fall and winter, such as the community holiday party. The CCFC agreed with this timing.
- b) Vice Chair. Ray Celeste named Dan Ogg the Vice Chair, since Dick Shea resigned from the CCFC last month.
- c) **Brendan Hanlon made a motion for the Board to have Tim Regan become a member of the CCFC. John Burton seconded the motion and it passed unanimously.** If the Board approved the CCFC's recommendation, Tim Regan would become the Recording Secretary.

12. Adjournment: Dan Ogg made a motion to adjourn the meeting. John Burton seconded the motion and it passed unanimously. The meeting was adjourned at 9:12 p.m.