CAMERON CLUB FACILITIES COMMITTEE (CCFC) MEETING MINUTES
Thursday, 8 February 2018

The following individuals attended the meeting:
Ray Celeste, Chair
Dick Meyer, Vice Chair
Richard Shea, Member
Dan Ogg, Member
Michael Henry, Recording Secretary
Jon Dellaria, Board Liaison
Megan Brock, President, Board of Directors
Rich Mandley, ProFIT President
PsyniiGianni Scott, ProFIT Fitness Center Manager/Activities Director
Ed Garcia, Community Pool Service, LLC manager
Tyrone Jackson, Community Pool Service, LLC manager

1. The Facilities Committee meeting was called to order by Ray Celeste at 7:00 PM.

2. The agenda was approved via a motion from Richard Shea and seconded by Dick Meyer with no modification.

3. Debra Infante attended the residents’ open forum and expressed concern that Cameron Station charges a non-refundable cleaning fee of $125 in addition to the rental cost to rent any room in the Cameron Station Clubhouse. Debra Infante believes the cleaning fee to be excessively high.

4. The previous meeting minutes were approved without modification via a motion by Dick Meyer and seconded by Richard Shea.

5. Community Pool Service issues:
   

   b. CPS will plan on managing the pool from Saturday, May 26th, 2018, until Sunday, Sept 30, 2018. CPS is proposing to staff the pool with a Manager, Assistant Manager, Head Lifeguard, and 3 Lifeguards for a total of 227 Man-hours per week.

It is moved that the Board of Directors approve the Community Pool Service, LLC contract for 2018 in the amount of $59,900 with the option for a two year extension and with the addition that Community Pool Service, LLC will provide lifeguard coverage for the water aerobics class that starts the first Saturday in June until the first Saturday in September each year for one hour each week. This contract will be subject to attorney review.
Dan Ogg made the motion, Dick Meyer seconded and it passed unanimously.

6. Board Update:

   a. The CCFC sent two motions to the Board. The Board approved the purchase of the Broadcast Vision equipment upgrade to the cardio-equipment. The Board also approved the Capital Improvement Plan equipment purchase for 2018.

   b. Board Member Martin Menez talked to Ray Celeste and asked Ray to tell the CCFC that Google can provide a Google voice number phone number for free that can be used for call forwarding. This way a person’s real number does not have to be given out.

7. CMC Management report:

   a. Based on a further inspection of the Multi-Purpose/Basketball Court floor, and with the consultation of flooring contractor professionals, it is believed that the present condition of “dead spots” in the flooring is due to the failure of the glue bond between the surface flooring and the underlying support system creating a rising or “bubbling effect” at the surface. These bubble areas are numerous and become apparent by rising and falling as an individual walks across them. The consensus is that these bubbles are a structural issue and cannot be eliminated by refinishing the flooring. Management has received proposals to replace the current flooring with both real wood and synthetic flooring. The CCFC is examining these options. Management will be gathering additional proposals for the replacement of the floor.

   b. Management has arranged for a quarterly cleaning to the Cameron Station exercise mats for an annual fee of $500.

   d. ProFIT has informed the CCFC that they can replace the 10mm mats in the fitness center for approximately $46 per mat. Ray Celeste is going to send to ProFIT a mat replacement option from another Fitness Club he belongs to.

   e. The ceiling of the fitness room requires some repair from water damage due to a frozen roof drain. Management has obtained a proposal from Dolan Contracting to repair the drywall damage in the fitness center and to install cove base molding at the bottoms of the lockers in the men's locker room for $1,985.

It is moved that the Board of Directors approve the proposal from Dolan Contracting dated January 31st, 2018 to repair the water damage to the fitness center at a cost of $1,985.
Dick Meyer made the motion, Richard Shea seconded, and the motion passed unanimously.

f. Management will start advertising for the two upcoming vacancies for the CCFC.

8. ProFIT Report:

a. ProFIT reported that fitness center attendance for the month of January was 6,622, or an average of 214 per day. December's attendance was 5,595, or an average of 180 per day.

b. The Stairmaster has been repaired and is fully functional. It is seven years old and will be replaced by April per the 2018 Capital Replacement Plan.

c. The screens of the Live Strong bikes are not functioning. The Live Strong bikes are scheduled to be replaced as part of the 2018 Capital Replacement Plan and the new equipment has been ordered.

d. The Pec/Delt machine is not functioning. Parts are on order.

e. ProFIT conducted a nutritional workshop on Jan, 30th. They had 8 attendees.

f. ProFIT is planning at Foam Roller Workshop on February 28th.

g. ProFIT conducted a survey and has provided the CCFC with a list of resident comments that require actions. The survey comments and ProFIT's proposed actions will be included with the minutes.

9. Old Business:

a. No old business was discussed.

10. New Business:

a. No new business was discussed.

11. The meeting was adjourned at 8:45 pm. Dick Meyer made the motion, Dan Ogg seconded the motion and it passed unanimously.