The following individuals attended the meeting:

Ray Celeste, Chair  
Dick Shea, Vice Chair  
Brendan Hanlon, Member  
Susana Carrillo, Acting Recording Secretary  
Megan Brock, President, Board of Directors for Cameron Station  
Jon Dellaria, Board of Directors Liaison to the CCFC  
Judy Johnson, CMC, Manager  
Rich Mandley, ProFIT President  
Psyni Gianni Scott, ProFIT Fitness Center Manager/Activities Director  
Brandon Sollars, Regional Manager, Community Pool Service (CPS)  
Ben Rodgers, Manager, Community Pool Service

Absent:

Dan Ogg, CCFC Member

1. The Facilities Committee meeting was called to order by Ray Celeste at 7:03 p.m.

2. The agenda was approved by a motion by Brendan Hanlon and seconded by Susana Carrillo. The motion passed unanimously.

3. No one attended the residents’ open forum.

4. The May 2018 meeting minutes were approved by a motion by Dick Shea and seconded by Brendan Hanlon. The motion passed unanimously.

5. Pool update:

   a. Ray Celeste informed the meeting that the Board of Directors had received complaints from a resident regarding a recent incident: someone fell in the deep end of the pool. Another resident came to the rescue. The first resident alleged the lifeguards were not responsive and did not react appropriately. The resident sent photos of a lifeguard who was on her phone well while on the pool deck and not being attentive to the pool area.

   b. After the incident, the Board president called for an emergency meeting on Sunday 27 May and explained the incident to the pool management company. They were informed that lifeguards were often on their cellphones and not doing their jobs properly. Cellphones for lifeguards are prohibited always during working hours on the pool deck. A resident in a separate incident on 3 June reported seeing one the lifeguards at the front desk chatting with the receptionist, rather being at the pool. The committee received several complaints about the lack of training of the lifeguards. The committee noted that the pool management company is not
complying with the contractual conditions with reference to presence of managers and supervisors. According to the contract, pool supervisors should be at the pool always.

c. Pool management company should send a weekly written report to the CMC Manager. The report should indicate if there were any issues relating to the supervision of the pool for the week prior.

d. Ray Celeste suggested that three guards should be on duty during the week and four during the weekend. Judy Johnson mentioned there are not enough hours in the current contract CPS contract. The CCFC discussed the matter of requesting to the BODs that the contract be amended so that the Cameron Station pool have four lifeguards on weekends and holidays, e.g., 4 July and 3 September. The additional cost would be $2000 to the community.

e. Motion for the Board of Directors: “That the CPS contract be amended to add additional hours that would ensure the Cameron Station lifeguard coverage would include enough hours for 4 lifeguards on the weekends and holidays at the additional cost of $2000.” The motion was made by Dick Shea; seconded by Brendan Hanlon and passed unanimously.

f. Pending approval of the above contract modification by the BOD, it was recommended that management notify CPS to advance their allocation of existing hours to cover then next two weekends with 4 lifeguards.

6. BOD Update:

a. Jon Dellaria requested to the committee to consider spreading the annual purchases of the Capital Improvement Program (CIP) over the course of the year instead of a single buy at the beginning of the year. It was recommended to do a cost-benefit analysis on the CIP and for management to provide details on each CCFC operating budget line item expenses. It was requested to ProFIT to make an evaluation of the status of the equipment for the July committee meeting. The budget for FY2019 will be an agenda item for the next CCFC meeting.

b. The Board of Directors (BODs) authorized the expenditure of $4,564.18 for the purchase of a new treadmill with payment deferred until next January 2019.

7. CMC Management Report:

a. The holder for the exercise (Stability) balls was ordered and should be installed in the coming days. Once installed, there will be more free space in the stretching area.

b. Door update: the latch is fixed on the fitness center entrance door and both the door to the fitness center and the main door to the facility were installed to fail secure (locked) during a power outage. Ray Celeste and Dick Shea will brief Board member, Marty Menez on this matter.
8. Profit Report:

a. Attendance: Approximately 200 people a day. Attendance is up from previous years. Yoga, stretch and core are the most attended classes. Two new bikes and a new Stairmaster are operational. Gym managers received positive feedback from users on the new equipment.

b. The Broadcast Audio that facilitates users to stream the TV audio to their electronic devices simultaneously is still not working due to a lack of WIFI connectivity. CMC Manager to follow up with the Cameron Station IT technician and inform the committee members accordingly.

c. Basketball floor: Sample synthetic floor was presented and confirmed that the cost differential will be 30% lower than hardwood. A note informing residents of the survey on the basketball court floor replacement, will be posted on the glass door of the basketball court. The survey will be available at the front desk. Samples of the synthetic floor will be available at the front desk as well. A note on the survey will be included in the email blast.

d. A new treadmill has been received and one of the two broken treadmills has been repaired. The time limit on the treadmills is 30 minutes when residents are waiting. The sign on the time limit will be left of the treadmills, but the physical time limit set on certain treadmills will be removed.

e. Rich Mandley and Psy Scott will analyze the CCFC budget and make recommendations for fitness equipment and additional paid classes to be considered under the budget FY 2019 budget.

f. Profit will present an update on the status of the gym equipment during the July Committee meeting.

g. Marked walls on the gym should be repainted in the coming days.

8. Old Business: None.

9. New Business: Ray Celeste reminded the CCFC to review the CCFC budget and be prepared to make recommendations for the 2019 fiscal year at the July meeting.

10. Adjournment: The meeting adjourned at 9:11 pm.