The following individuals attended the meeting:
Ray Celeste, CCFC Chair
Dick Shea, Vice Chair
Dan Ogg, CCFC Recording Secretary
Jon Dellaria, BODs Representative to the CCFC
Karen Soles, CMC Management
Rich Mandley, ProFIT President
PsyniiGianni Scott, ProFIT Fitness Center Manager/Activities Director

The following individuals were absent:
John Burton, CCFC Member
Brendan Hanlon, CCFC Member

1. The Cameron Club Facilities Committee meeting was called to order by Ray Celeste at 7:13 p.m.

2. Dick Shea made a motion to approve the meeting agenda. The motion was seconded by Dan Ogg and it passed unanimously.

3. Residents’ Open Forum: No residents attended.

4. Dick Shea made a motion to approve the CCFC’s meeting minutes for April. The motion was seconded by Dan Ogg and it passed unanimously.

5. BODs Update. Dick Shea provided the BODs update.

   a) Security Audit. The Board had questions about the proposed security audit, and it was discussed.

   b) The Board approved the purchase of the Peloton bicycle, if we can ask Heartline to provide free shipping. Rich Mandley of ProFIT has been asked to check into it.

   c) Pool Contract. The Service Level Agreement is being treated as a separate item from the pool contract, but it has been signed by American Pool and it will be enforced.

   d) The Board was briefed that most of the CCFC and Karen Soles accompanied Reserve Study Specialist Mark Haase on his investigation of the clubhouse and pool.

6. Reserve Specialist Briefing. Mark Haase could not attend in person, but he participated by phone. Mark provided the Replacement Reserve Study to the Committee before the meeting and he walked the CCFC through key portions of the report.
a) Roads. Mark suggests beginning road replacement in 2020. However, his survey shows considerably more road area than that listed in the previous reserve study. Mark did not have with him the exact numbers of the road area difference, but he will provide that information to the CCFC. We thanked him for the roads information and advised this information would be more properly addressed by the Common Area Committee (CAC).

b) Clubhouse. The HVAC systems are top priorities for replacement and should be replaced in groups of two or three to save on crane rental costs.

c) Roofing. The roofing is in reasonable shape but will need replacement within 5-6 years.

d) Locker rooms. Possible upgrades in 2019 or 2020. May be expensive, but they are nice amenities for the community. Mark incorporated the CCFC recommendations for the replacement of the gym equipment and gym flooring.


a) CMC Management continues to work to obtain bids for replacement of the basketball court floor. There are now two bids for wood flooring and two bids for synthetic flooring. They will get one more bid for each type of flooring and present all the bids to the CCFC at its June meeting.

b) The pool schedule now includes opening on the weekend of May 18-19. Ray Celeste, Dick Shea, and Karen Soles briefed the pool lifeguards on May 9, 2019 just before the CCFC meeting for 45 minutes on the pool rules and expectations they had for the lifeguards.

c) CMC Management is getting quotes for new lighting on the exterior of the building.

d) CMC Management was able to obtain CAD files for the plot plan for the clubhouse property.

e) New audio equipment is being considered for the basketball court.

f) CMC Management is planning to replace and update the signage around the building and in the pool area. They also suggested that the tables for the pool deck be replaced, because they are old, worn, and some have weakened legs.

g) Dick Shea made a motion to direct CMC Management to purchase eight tables to replace existing tables for the pool deck at a cost not to exceed $2,500.00, to be funded out of reserve funds. Dan Ogg seconded the motion and it passed unanimously. CMC must ensure the proper General Ledger (GL) account is identified.
8. ProFIT Report:

   a) Psy Scott provided the ProFIT monthly report. Attendance in April was 5,012 (167 per day compared to March’s attendance of 5,776 (186 per day).

   b) The Stairmaster has been replaced and is functioning well.

   c) ProFIT is considering having a regular Tai Chi workshop, given by Riley Smith.

   d) ProFIT is planning to have a swim lap challenge starting May 25, to record the fastest lap time and award a small prize.

   e) Looking at possible additional replacements of exercise equipment in 2019, Rich Mandley suggested replacing the oldest Cybex Arc Trainer and/or the Precor EFX Elliptical (non-moving arms).

   f) The CCFC discussed a suggestion from a resident that if more space is needed, the abdominal/back extension machine and the biceps machine could be removed because they are not used often.


   a) Ratification of electronic motion. Dick Shea made a motion to ratify the approved electronic motion for a comprehensive review of clubhouse security at a cost NTE $1,500. Dan Ogg seconded the motion and it passed unanimously.

10. New Business:

   a) The cover for the TV in the great room is missing. CMC Management will ask Alberto, our community handyman to search for it.

11. Adjournment: Dick Shea made a motion to adjourn the meeting. Dan Ogg seconded the motion and it passed unanimously. The meeting was adjourned at 9:09 p.m.