The following individuals attended the meeting:
Ray Celeste, CCFC Chair
Dan Ogg, CCFC Vice Chair
John Burton, CCFC Member
Tim Regan, CCFC Recording Secretary
Todd Branson, CMC Management
Rich Mandley, ProFIT President
PsyGianni Scott, ProFIT Fitness Center Manager/Activities Director
Elliott Waters, resident

The following individuals were absent:
Brendan Hanlon, CCFC Member
Jon Dellaria, BODs Representative to the CCFC

1. The Cameron Club Facilities Committee meeting was called to order by Ray Celeste at 7:07 p.m.

2. Ray Celeste made a motion to approve the agenda with the addition of a discussion about Saturday office hours to the CMC Management Report (new item 8.c). The motion was seconded by Tim Regan and it passed unanimously.

3. Residents’ Open Forum: Elliott Waters, resident, provided information about a proposal to implement on-line voting for election of Board members to the Board of Directors. Mr. Waters also asked that the CCFC consider being a co-sponsor of the initiative.

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

   a) The pool management line item (#6438) was overspent by $2,928 due to the added weekend of pool operation at the end of September. This overage was approved by the BODs.
   b) For “Fitness Center Supplies” (line item 6575), the budget is already nearly depleted for 2019, but “Recreation Equipment” (line item 9934) has more than $3000.00 remaining. The CCFC asked CMC Management to look into the spending for these two line-items and explain the details.

   a) Pool closure. The pool has been closed.
b) Pool/clubhouse guest pass issues. The CCFC discussed recent requests that residents be allowed to bring more guests than the rules currently allow, or to have additional free guest passes. The CCFC had asked CMC Management to gather data on the guest policies at other communities. CMC Management found that the current Cameron Station guest policy is the most generous policy of all communities they checked.

John Burton made a motion that CCFC record its position that the community maintains adherence to the existing Cameron Station Operating Rules & Procedures, Policy Resolution No. 2012-02 (as amended), regarding guests’ passes and rules pertaining to guests. Dan Ogg seconded the motion and it passed unanimously.

c) 2020 pool season. The CCFC received requests from several residents to have the pool open from 10:30 am to 8:30 pm during weekdays in September (currently, the pool is only open weekends in September after Labor Day). Also, for 2019, the pool was open an extra weekend early in May and this is an option again for 2020. The CCFC discussed the proposals, the expected usage of the pool late in the season, and the additional cost of lifeguards and pool chemicals that would be incurred with additional pool operating hours.

Tim Regan made a motion for the BODs to approve adding to the 2020 American Pool contract an extra early weekend of pool operation (May 16-17, 2020, 10:30 am to 8:30 pm) and an extra weekend at the end of September (September 26-27, 2020, 10:30 am to 8:30 pm). John Burton seconded the motion and it passed unanimously.

d) American Pool proposal to caulk to pool before winter. CMC Management has several questions for American Pool about this proposal and will provide more information at the next CCFC meeting.

e) Benches at wading pool. Ray Celeste noted that the benches in the wading pool area are significantly degraded and need to be replaced. CMC will look into the cost of replacing the benches.

7. BOD Update. Ray Celeste provided the BOD update.

a) The BOD approved the purchase of three new pieces of exercise equipment.

b) The BOD debated the schedule for the basketball court floor replacement. However, the contractor, Weyer Flooring Services, has not responded to and approved the contract, so the schedule for the replacement is uncertain.

8. CMC Management report. Todd Branson provided the CMC Management update.
a) CMC Management is looking into a problem with water intrusion into the clubhouse. The source has not yet been found but CMC continues to investigate.

b) Sound system. John Burton identified the sound system needs for the multi-purpose court (basketball court), spoke to Psy Scott about the facility usage, and then John obtained a reasonable quote from a reputable vendor for upgrading the sound system.

John Burton made a motion that the BOD approve a contract with Nard’s Entertainment Services to install a new sound system for the multi-purpose court for a cost of $2,721.60. Dan Ogg seconded the motion and it passed unanimously. The funding for this work will come from the Replacement Reserve funds (item 118, $1,800) and the rest of the funding ($921.9) come from Capital Improvements.

c) Saturday office hours. A resident has asked that the community to reinstate Saturday office hours, or provide a clear announcement that there are no Saturday office hours. The BOD has asked CMC Management to work to add a person who can work on Saturdays. CMC continues to pursue this item and will make an announcement of the results.

9. ProFIT Report:

a) Psy Scott provided the ProFIT monthly report. Attendance in September was 6,501 (216 per day) compared to August’s attendance of 9,470 (305 per day).

b) All equipment is up and running. The new Concept Rower was just delivered to replace the old rower.

c) The Tai Chi workshops are ongoing. ProFIT is also planning a CPR and Automatic External Defibrillator (AED) class; October 13, 2019, 10:30 am to 1:00 pm. The cost is $60 per person. There are 5 slots remaining.

d) Capital Equipment Plan. Rich Mandley provided a newly updated Capital Equipment Plan that provides a 5-year projection of gym equipment replacement and upgrades.

For 2019, all pieces of equipment that were planned for upgrades have been replaced, except the Paramount functional trainer. Rich stated that he has another client who replaces all gym equipment on a periodic basis, regardless of the usage of the equipment, and they will be replacing a functional trainer that is very lightly used, in very good condition, and would meet all of our needs. Rich believes he can acquire this piece of equipment for a fraction of the cost of buying a new piece (a new functional trainer costs approximately $6,500.00).

John Burton made a motion to direct ProFIT to purchase a lightly used LifeFitness Functional Trainer for a cost not to exceed $2,500.00. This is to be paid from the Reserve Expenditures, Exercise Equipment line item (Line Item
3280). As of October 2019, Line Item 3280 had $3,513.40 remaining. Tim Regan seconded the motion and it passed unanimously.

e) Rich continues to work to provide three lay-out options for the gym and submit the options for discussion at next CCFC meeting. Rich expects to provide the options for consideration at the CCFC’s November meeting.

f) A resident has offered to provide complimentary Pilates class and wants to be added to the exercise schedule. ProFIT is willing to work with her, but the CCFC asked that ProFIT ensure she has adequate insurance coverage.

10. Old Business.

a) Security audit. In response to a request from Jon Dellaria (member of the BOD), John Burton provided recommendations for lower-cost security upgrades to the clubhouse, including locking all exterior doors at all times, activating the door badge readers, and adding several surveillance cameras. The details of the proposals are provided in the CCFC October meeting package. The CCFC discussed the options.

   Dan Ogg made a motion that the CCFC Chair, supported by John Burton, present the security proposals as recorded in the October 10, 2019, CCFC meeting package to gain the BOD’s agreement in principle to proceed with a detailed quote for the security upgrades. Tim Regan seconded the motion and it passed unanimously.

b) Cover for TV in the Great Room. One TV cover has been received and installed and a second one is being prepared.

11. New Business. There was no new business.

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 9:32 p.m.