CAMERON STATION COMMUNITY ASSOCIATION
CAMERON CLUB FACILITIES COMMITTEE MEETING
September 8, 2011, 7:00 P.M., HENDERSON ROOM

Attendance.

The following individuals attended the meeting:

Ray Celeste, Chair
Kittie Messman, Recording Secretary
Teri Ryan, Member
Kimber Williams, representing Mr. Kevin Horner, Fitness Director

The following individuals were absent:

Alvin Boone, Board Liaison
Sue Mandry, Member
Martin Menez, Vice Chair

I. Call to Order.

   a. The meeting was called to order at 7:45 p.m. by the Chair, Mr. Ray Celeste. Meeting was delayed due to weather conditions impacting traffic.

   b. At least three members were present, so there was a quorum.

II. Agenda. Members approved the agenda with no changes.

III. Residents’ Forum. There were no residents present so no forum was held.

IV. Approval of Minutes. Members approved the minutes from the last meeting with no changes.

V. Board Update. Mr. Celeste provided a summary of the Board of Directors meeting discussions on 25 Aug 11, regarding renovations to Cameron Club.

   a. The Board inquired whether the recommendations made by the Committee for renovations to the Club are in compliance with recommendations made in the June 2010 report from the Cameron Club Ad Hoc Renovation Committee. Mr. Celeste reported that we were. The Board directed Rust | Orling to submit 3 bids from general contractors for the recommended work, since current projections are based on architectural estimates. Bids will be submitted so the Board can vote on the proposals and announce which recommendations are approved at the November Board meeting, and so construction can begin in January 2012.

   b. Proposals will include the addition of brick or stucco material around the trash enclosure; the division of the Henderson Room into two separate meeting rooms; addition of a floor over the atrium; transfer of office spaces and the addition of cubicle
spaces; modification of the stretching area in the Fitness Facility; additional storage; expansion of the Great Room; and modification of the kitchen. The issue with commercial or residential upgrade of appliances has not yet been resolved. Once the Fitness Facility modifications are made, WTS will assess the additional space to determine best utilization of the area.

VI. WTS Report.

a. Summary Report. Ms. Williams provided a copy of the report. Usage during August was down from figures from last August (7,662 in 2011; 8,278 in 2010). The lower numbers were attributed to summer vacations and Hurricane Irene.

b. Equipment Replacement. As reported last month, Mr. Horner obtained estimates for future elliptical machine replacements, from Life Fitness and from Ener-g for the Precor and Life Fitness models of ellipticals. Both models are similar and offer a variety of options popular with residents. However, only Precor has a model without moving arms and with a cross-ramp that offers greater resistance, which some residents prefer. Additionally, Precor offers a 10-year warranty with better options. Although the Precor equipment is more expensive, the warranty justifies the cost.

c. Resident Comments. There were no comment cards, but comments in two areas were noted verbally. Several residents commented that the new medicine balls are great. Another resident reported the True Strider was squeaking. National Fitness performed minor maintenance on the machine by lubricating the parts. This should take care of the problem.

d. Children’s Programs. Only five residents responded to the request for input on children’s programs. If more interest is expressed in the future, Mr. Horner will consider trying again to establish some programs.

e. Review of Cameron Club Operating Procedures. There has been no movement regarding a vote by the Board of Director on the recommendation to require all personal trainers to be employees of WTS.

f. Other items. Committee members provided the following comments/recommendations regarding the Fitness Facility.

(1) Basketballs – there are different balls grouped together; may consider segregating them as some are professional quality and some are not (it is possible the lesser quality balls are for children).

(2) Cleanliness: consider ways to further encourage residents to clean up after themselves when using equipment (possibly by staff intervention). Ensure staff that closes at night puts weights back, straighten the TVs, etc. Ms. Williams commented that this should be routine for staff closing, but it has been noted that at times, this is not
done. Consider noting when this is not done to pinpoint which staff member is not performing closing time maintenance.

(3) Consider more up-to-date options for TVs in the Fitness Facility. For example, establish connections directly from machine to the TVs so users can select a TV to listen to, instead of using radio channels to listen. Have each TV on a different channel instead of allowing users to change channels.

VII. CMC Management Issues. The Community Manager’s Report provided input from Mr. Ron Kirby, Jr., CMC Engineering, Associa Community Management Corporation, on the condition of the roof and recommendations for its repair. Also included were proposals from three companies for repairs. The Committee is charged with recommending one of the companies. The Committee requests a meeting with Mr. Ron Kirby to discuss the repairs more in-depth and to provide his opinion of the bids, to enable the Committee to determine which of the proposals would best satisfy the recommendations. Mr. Celeste will request the Community Manager set up the meeting. More details will be provided as they become available.

VIII. Unfinished Business. There was no unfinished business.

IX. New Business. There was no new business.

X. Adjournment. The Committee adjourned at 8:53 p.m.