Attendance.

The following individuals attended the meeting:

Ray Celeste, Chair
Kevin Horner, Fitness Director
Kittie Messman, Recording Secretary
Dick Meyer, Member
Teri Ryan, Member

The following individuals were absent:

Alvin Boone, Board Liaison
Martin Menez, Vice Chair

I. Call to Order. The meeting was called to order at 7:02 p.m. by the Chair, Mr. Celeste.

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

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

IV. Approval of Minutes. Members approved the minutes from the last meeting with one change: VI c (3) (a) was changed to: “New Equipment. Members had no objections to the equipment purchase. Total cost of equipment is approximately $5,000”.

V. Board Update. Mr. Menez attended the meeting. Topics relative to this Committee concerned approval of pool issues (discussed below in Section IX).

VI. WTS Report. Mr. Horner provided a copy of the Monthly Summary Report for Committee Members’ review.

a. Summary Report. During August, there were 9,040 resident scans compared to 9,012 in 2012. WTS staff members continue to perform manual counts of residents using the facility until all new ID cards have been distributed.

b. 5-Year Repair/Replacement Plan.

MOTION: Mr. Celeste presented, and Members agreed to a motion to recommend the Board of Directors consider the purchase of the two elliptical trainers in the Repair and Replacement Plan.
c. Quarterly Clubhouse/Fitness Center Improvement Plan.

(1) Mirrors. Installation was held up over an issue with payment. Del Ray Glass asked for half the amount but the check given them was less than half. Del Ray Glass cashed that check but failed to contact CMC about the balance still owed, and they did not begin the work. An additional check was due to be issued to Del Ray Glass so work could begin. Date to be determined

(2) Countertops. Mr. David Kuhns, FA Design Build Flooring America, and Mr. Mike Solma, Enterprise Contracting, discussed their proposals for installation of new countertops, sinks, and faucets. Both discussed the fabrication process, work that would be completed, any warranties included, and timeline for completion of the project. Mr. Kuhns provided sample tiles of three grades of Corian tile, with three cost options. Mr. Solma did not provide samples. A third vendor, FBT Tile and Marble, was scheduled but did not appear before the Committee. At this time, there are no plans to call FBT back for an interview.

**MOTION:** Mr. Celeste presented, and Members agreed to a motion to recommend acceptance of Option 1 of the proposal from FA Design Build Flooring America.

(3) New Lockers.

(a) The vendor for the new lockers could not provide sample materials; however, he provided Mr. Horner the names of several facilities in the area that have the same lockers under consideration. Mr. Horner will visit at least one of the facilities to conduct a physical inspection of the lockers. Also, he will ask the vendor if there are any warranties for the lockers.

(b) Once the two actions are completed, Mr. Horner will provide Mr. Celeste the results. Thereafter, Mr. Celeste will present Members with that information and an electronic vote will be taken, relative to the purchase of the lockers.

(4) Basketball Court Threshold Update. The threshold leading in to the basketball court cannot be installed until the weather turns cooler and there is less humidity. Apparently, the flooring swells during warmer weather due to trapped humidity. This has been a recurring issue. Plans are to allow the wood to settle and cut some of it away under the area where the threshold will be installed. This will provide more space for the wood to expand and retract.

(d) Resident Input. One resident provided a comment that the facility “looks great”.

e. Other Items.
(1) Stretching bar. Mr. Horner reported that he has been sanding the bar weekly. Members asked that he sand it again and apply a darker stain, in hopes this would resolve the issue with the discoloration of the wood.

(2) Mr. Horner reported that the ceiling in the Great Room is beginning to show cracks and other signs of wear. Mr. Celeste will inform Mr. Boone of the problem.

(3) Mr. Horner also said there was an issue with water leaking in the men’s handicapped shower stall. The drywall became soaked and water was leaking out into the hallway. The drywall was to be repaired by the end of the week.

(4) Mr. Meyer noted that the front door of the Cameron Club (to the Fitness Facility) needs repaired – screws are coming out and it needs to be refinished.

VII. CMC Management Issues. A copy of the CMC Management Report was provided.

VIII. Unfinished Business. The Clubhouse Security System (operating) and the A/V System (capital) were submitted in the FY2014 budget proposal. The FY2014 operating budget was submitted to CMC and addressed at the budget meeting that was held on 15 Aug 13.

IX. New Business.

a. Proposed pool improvements. High Sierra developed a list of potential pool improvements and discussed each of the improvements with Members.

   MOTION: Mr. Celeste presented, and members agreed to a motion to recommend to the Board of Directors the following pool improvements. Total cost: $7,279.

   • 1358-0143: Apply new plaster to wading pool surface, $3,600
   • 1358-0146: Supply and install supports for wading pool suction manifold piping, $175
   • 1358-0147: Replace sand, gravel and laterals in two TR140C main pool filters, $1,350
   • 1358-0153: Replace seat and swivel for two SR Smith lifeguard stands, $1,416
   • 1358-0155: Supply and install OSHA approved emergency eyewash station, $738

b. Pool Leak Survey. High Sierra discussed with Members a proposal to conduct a pool leak survey.
(1) Such surveys should be conducted every 2 years to ensure pools are free of leaks, and to correct problems if leaks are discovered. The Cameron Station pool has never had such a survey completed.

(2) Upon completion of the survey, a report is issued with recommendations for repairs if needed, and the appropriate time of year to perform such repairs.

**MOTION:** Mr. Meyer presented, and Members agreed to a motion to recommend to the Board of Directors that High Sierra perform a pool leak survey on the Cameron Station swimming pool.

c. Members again discussed future pool improvements, such as conversion to a saline pool and possible modifications/expansion of the current pool design. Anecdotal evidence indicates residents would not want to lose deck space or parking spaces in order to enlarge or expand the pool.

**X. Adjournment.** The Committee adjourned at 9:38 p.m.