CAMERON STATION COMMUNITY ASSOCIATION
CAMERON CLUB FACILITIES COMMITTEE MEETING
NOVEMBER 14, 2013, 7:00 P.M., HENDERSON ROOM

Attendance.

The following individuals attended the meeting:

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

The following individuals were absent:

    Alvin Boone, Board Liaison

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 the following change: VIII. Unfinished Business: add subparagraph: c. Access/Security System.

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 no changes.

V. Board Update. Mr. Celeste attended the meeting.

    a. Bathroom Upgrades. The Board of Directors gave guidance to add to the recommended proposal for the men’s and women’s locker rooms the cost of any required permits and sheetrock restoration needed for the upgrades to the bathrooms and plumbing. As a result, a new proposal was submitted in an amount that was higher than the budgeted cap of $25,000. Members discussed holding off on installing the plumbing “skirts” (to hide the pipes) until a later date, to allow all other upgrades to be completed within the budgeted amount. The Board will vote on the $25,000 proposal at their next regular meeting.

    b. Security System. The Board asked why it was taking so long to complete the new resident cards and whether additional personnel were needed to complete the project. Management responded that initial attempts to audit each dwelling to ensure the correct numbers of residents were housed slowed progress. Additionally, it took longer to produce cards for the high number of homes on the larger streets within Cameron Station. Mr. Horner offered that all cards have now been completed.
VI. WTS Report. Mr. Horner provided members a copy of the Monthly Summary Report.

a. Summary Report. During October, there were 4,662 resident scans compared to 1,097 in 2012. Lower numbers in 2012 were due to the club being closed for most of October during the renovation. Scans for this October were the highest recorded for any October, likely due to the higher number of residents using the club during the Government shutdown.

b. The “floating” design Basketball Court threshold was installed.

c. Resident Input. One resident commented that a kneeling leg curl machine was “the only thing missing” from the Fitness Facility.

d. Other Items.

(1) Mr. Horner will discuss with Management the purchase/installation of dawn-to-dusk sensors for the external lights.

(2) Mr. Horner will provide the Committee a recommendation for a new digital weight scale at their next meeting.

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

a. Mr. Celeste will verify whether the money budgeted for the Audiovisual System is included in Capital Funds.

b. Storage. Members noted that Management has resolved its external storage problem; however, they wanted to know the plan for internal storage. Storage areas in the Great Room and the Fitness Facility lobby are nearly inaccessible due to overcrowding and the haphazard placement of items.

VIII. Unfinished Business.

a. Great Room A/V System.

(1) Blinds. Management provided a proposal for the installation of light-blocking window additions in the Great Room. Members withheld discussion of that and other estimates until Mr. Menez discusses the issue with vendors of the electronics, which might influence the light-blocking solution.

(2) Members agreed that since the renovation is complete, it is time to take another look at the ideas presented by the A/V vendors, and to re-interview the same or additional vendors with respect to a system that would be appropriate.
b. Trash Enclosure. Mr. Menez and Mr. Meyer noted that during a preliminary examination of the trash enclosure, there was an indication of possible rot behind the siding. The extent of the deterioration is unknown.

**MOTION:** Mr. Menez presented, and Members agreed to a motion recommending to the Board that prior to beginning any improvements, Management have a portion of the interior siding of the trash enclosure temporarily removed so the structural elements behind the siding can be thoroughly inspected, and the extent of the deterioration can be determined.


(1) Access. Members feel there should be a revocation plan for the disposition of the old resident access cards. A date needs to be established after which the cards will no longer be accepted in the Fitness Facility. As of January 1, 2014, the old cards will no longer be accepted on the shuttle bus.

(2) Security System. Now that the new resident cards are made, Members agreed that the next step is to determine what level of security is wanted or needed within the Cameron Club. Members will determine the way ahead through a review of the original security proposal.

**IX. New Business.**

a. Plants. The sides of the Cameron Club still are without new plants. Mr. Menez will confer with Mr. Robert Burns, Common Area Committee Chair, on the status of the plants. Members understand that it may be spring before anything can be planted.

b. Solar Film. Mr. Menez noted that the solar film on many of the windows in the Cameron Club is deteriorating. Mr. Celeste will discuss this with Management.

c. Fitness Facility Door. The door has been fixed and refinished.

d. Pictures. Ms. Karen Diener, Cameron Club Renovation Committee, recommends hanging a composite community photo within the Cameron Club, now that the renovation is finished. She also would like to add another arm chair in the lobby foyer, and some decorative items on the walls.

**RESOLUTION:** Mr. Menez presented, and Members agreed to a Resolution to recommend the Board of Directors recognize Mr. Alvin Boone for his role as Project Manager of the Cameron Club Renovation. Mr. Boone worked tirelessly with architect Rust | Orling and general contractor R.W. Murray through a multitude of change orders, the compilation of punch lists, and numerous other obstacles that threatened the project. Yet, he brought the project in under budget and accomplished all major goals. His leadership was the key variable in the success of the renovation.
e. Executive Session. Members went into Executive Session.

X. Adjournment. The Committee adjourned at 9:04 p.m.