

BUILDING & GROUNDS COMMITTEE MEETING

MARCH 16, 2009

Meeting was called to order at 10:05 a.m. by Ken Robert.

Members present: Ray Flannery, Ken Robert, Johnny Taylor and Tommy Young.

Absent: George Rumpza and Dave Waddington

A discussion of possible new members of the Safety Committee took place. Ken Robert will call suggested residents. In addition, a notice asking for volunteers will appear in the April Screaming Eagle.

It was confirmed we have security passes in the event of a disaster. Only homeowners, their designees and hired contractors will be allowed in during the recovery phase.

An article will be placed in the April Screaming Eagle regarding Notification of Leaving for the summer, designating someone to maintain your property, storing outdoor items inside and emergency planning procedures for the hurricane season.

The Safety Committee has been requested to meet on Monday April 6th at 10:00 a.m. and the first Monday of the month thereafter.

A review of actions taken regarding the last meeting took place. After gathering needed information, a motion will now be made to the Board requesting the purchase of an 8,000 watt portable generator to run both sewer pumps during extended power outages at a cost not to exceed \$1,500. A motion will also be made to purchase two golf carts at a combined cost not to exceed \$5,500 total for both carts. The old tractor was sold for \$500.

The sewer lines to the Social Hall kitchen and bathrooms will be cleaned by a plumbing contractor, then re-evaluated to determine if they can then be lined to prevent future problems.

Both paving and concrete contractors have given estimates on repairs to the 3rd Street drainage swale. The park manager was requested to get another concrete bid and references for those submitting bids. The Building and Grounds Committee favors covering the steel plate with a concrete ramp.

The Committee reviewed the Bingo equipment concept before the Board. The Committee is in favor of the ceiling mounted screen and projector with a lap top computer. However, we want to make sure the project is capable of producing a good image during day light conditions. In addition, they would like to have the supplier of the system recommend the best location for the screen to provide maximum viewing in the Hall.

The Committee discussed the letter to the Board suggesting using the Storage Area to

store R.V.'s and charging for use of the Storage Area. Both ideas were rejected. In addition the Committee recommends to the Board that the restriction regarding R.V. and travel trailer storage should also prohibit vehicle storage including vehicles on trailers.

The Committee reviewed and approved of the landscaping request at house number 115.

The Committee reviewed and approved the request to install two small Rubber-Maid Storage units against the back wall of unit 234. The units will be placed on a cement footing with tie-downs. It is recommended the Board approve this request.

A discussion of planting the stored plants in Common Areas took place. A plan will be devised and planting will take place during the rainy season.

George Rumpza prepared a dock report. The report was given to the Park Manager and Maintainer. Repairs and maintenance, which are minor in nature, will be made.

Social Hall renovations (bathrooms and multi-purpose room) and preliminary cost estimates were discussed.

The Committee recommendation is to place the washers and dryers in the East end of the Storage room adjacent to the East Wing. The space utilized for the laundry room would be made up with the purchase of a shed to house Christmas decorations to be placed by the Maintenance area or adjacent to the Women's Club shed. The price is off-set by a reduction in costs for plumbing, sewer, electrical, cement based work and tile required in the multi-purpose room. The advantages are elimination of possible water damage, elimination of laundry machine noise in the multi-purpose room and no prohibition on when laundry activities can take place.

It was also mentioned that an asphalt pathway from Center Street around the shuffle board courts to the Swimming Pool would fulfill two needs. The maintenance golf carts deliver chlorine and chemicals to the pool on a weekly basis. The frequency has produced a path of dead grass which is unattractive. Additionally, the asphalt path would serve anyone utilizing the laundry room as an easy path for golf carts or three-wheelers. The Committee recommends the installation of this asphalt pathway.

The next meeting will be Monday, April 20th at 10:00 a.m.

Meeting adjourned at 12:20 p.m.