

BUILDING & GROUNDS MEETING
APRIL 20, 2009
MINUTES

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

Attending: Tommy Young, George Rumpza, Ken Robert, John Tarnowski

Absent: Johnny Taylor, Ray Flannery, Dave Waddington

John Tarnowski gave a report on the following issues:

1. There is no problem with the pool heating system.
2. The estimate for repairs to the steel plate on 3rd Street is approximately \$4,500. Some residents have voiced opinions that the problem is not severe enough to justify the expense. Since three of Committee members were not present, Ken Robert will canvas all Building & Grounds Committee members and the entire Committee will vote on a recommendation to the Board.
3. The Social Hall floor installation will begin May 10 and last approximately ten to twelve days.
4. Cleaning of the kitchen and restroom sewer lines will be scheduled to coincide with the demolition of the restrooms in the Social Hall. The lines will not have to be lined.
5. Some estimates still have to be finalized with regard to the multi-purpose room and new laundry room even though we have a set not-to-exceed limit.

Items to be finalized were then discussed:

1. It was decided to recommend to the Board that the number of stalls in the ladies room be reduced from three to two to make the stalls more spacious.
2. The Committee discussed the size of the Christmas storage shed to be purchased. It was felt that an 8'x10' shed would not be adequate. It was recommended we purchase an 8'x12' or a 10'x10' to meet our needs.
3. The Committee is recommending that the sliding glass doors for the new laundry room be manufactured with regular glass instead of hurricane glass at a cost reduction from \$1550.0 to \$650.00; and that hurricane shutters be installed on these doors instead.
4. The Committee also recommends two port-o-potties be placed in the vicinity of the pool area before the start of installation of the floor and remain there during renovations to the restrooms and laundry room.
5. Committee members will consider a recommendation to move the partition over which would act as the end-wall of a new closet (where the dryers are now located). This would widen the entrance to the multi purpose room from the hallway. This will be discussed at the next meeting.
6. It was decided that the group known as the Decorating Committee will also make recommendations to the Board on whether the book shelves and counter in the East Wing should be removed.

7. The Building and Grounds Committee recommends to the Board that the closets which were to be built in the vicinity of the present decoration storage room be eliminated to “square off” the room, enlarging it and reintroducing the windows to that room.
8. The Committee discussed the bids for the asphalt pathway and recommends Charlee Enterprises Inc. as the contractor at a cost of \$4746.00. Additionally, we suggest getting an estimate from Charlee Enterprises for 7th Street repairs and having them do both jobs at the same time.

The discussion regarding the size of the game tables and chairs was tabled until Johnny Taylor is present.

Suggested priorities and proposed start dates were discussed with the following results:

PROJECTS

<u>Priority</u>		<u>Proposed start date</u>
1	Install Christmas decorations storage shed	May 1
2	Install new flooring in Social Hall	May 10
3	Construct new laundry room (East Wing)	May 26
4	Construct asphalt pathway and repair 7 th Street	May 26
5	Initiate demolition in restrooms and laundry room	June 1
6	Clean kitchen and restroom sewer lines	June 1
7	Initiate renovations to restrooms and multi purpose room	June 15
8	Steel Plate modifications on 3 rd Street?	_____
9	Initiate planting program	_____
10	Have flower bed sprinklers checked and operational	Nov 1
11	Others	_____

Other discussions:

George Rumpza brought up the matter of the existing picnic tables which are in poor condition. It was decided the Committee would review the number needed and whether seating benches should replace some of the picnic benches and where they should be placed. This discussion will continue at the next meeting leading to a recommendation to the Board.

The Committee discussed a request from Bud McLaughlin to cut down a coconut palm tree between his residence and Bob Norman’s residence. Both residents want to remove the tree. The Committee recommends the removal at the expense of the two adjacent residents provided they agree to replace the tree with two fox tail palms in the same area.

A discussion of planting stored trees and shrubs took place. It was noted that in some areas mulch has accumulated to as deep as one foot below the surface. This should be

replaced with dirt in order for roots to get nutrients. The discussion moved to who would be planting these shrubs and trees. The Garden Club seems to have disbanded. Ken Robert offered to prepare a flyer to see if there are any volunteers. And perhaps someone can mention it at Saturday morning coffee.

It was suggested the recently purchased tent-shelter be opened and checked.

Members of the Committee will look into making PVC weights for the tent-shelter.

The Committee was asked by its Chairman to think about re-activation of the fountain on Outer Drive and Eighth Street and how to improve the performance and appearance of the pond fountain. This will be discussed at the next meeting.

Next meeting will be Monday, May 18th at 10:00 a.m.

Meeting adjourned at 11:40 a.m.