

BUILDING & GROUNDS COMMITTEE MEETING

JUNE 15, 2009

MINUTES

MEETING called to order at 10:05 a.m.

ATTENDING: George Rumpza, Johnny Taylor, Ray Flannery, Ken Robert, John Tarnowski

ABSENT: Dave Waddington, Tommy Young

John Tarnowski gave the following updates:

The Social Hall floor is complete and looks fine.

Multi-Purpose room is progressing well and on budget (See Other matters for discussion).

The new Bingo equipment is installed and the Bingo team is in training.

The new golf carts are performing well and the Maintenance Staff is happy with the new equipment.

The 8,000 watt generator will be purchased this week.

The problem with the lighting at the entrance to the Park has been corrected. The lights are working fine now.

Items for discussion:

Upon visiting the 3rd Street steel plate, in preparation to make repairs, the repair team found little or no movement of the steel plate as vehicles passed over. However, depending upon the speed of the vehicle, an echoing noise is created. It was decided that the "Quick Bolt" installation was not necessary at this time.

Johnny Taylor has turned over a \$600.00 donation from the Texas Hold-Em players to the Park to be used for the purchase of furniture for the Multi-Purpose room. Their recommendation is to purchase tables which are 48" to 52" in diameter.

Because of the on going Multi-Purpose room construction, and the fact that there wasn't a quorum at the last Board meeting, the picnic table proposal has been put on hold. Ken Robert indicated he would put the proposal before the Board before the 2009-2010 Winter Season.

A discussion of road maintenance repairs took place and it was decided that it would be best to make any repairs just before the crack sealing (oiling of roads) takes place next year. The Building and Grounds Committee along with John T. and the Maintenance Staff will make an inspection and submit a proposal to the Board prior to oiling the roads.

Other matters for discussion:

A lengthy discussion took place regarding air conditioning of the Multi-Purpose room. Proposals from Tri County, Goodman, Emory were discussed as well as Internet advertisements. Everyone present seemed to agree on the following:

1. The Park should purchase two separate units, rather than one large unit or a split-unit. This would allow for the use of only one unit when it is not extremely hot, and would still give us conditioned air if one unit failed or was down for maintenance.
2. We can save some money if we purchase units from the Internet. The warranties are the same.
3. John has located an air conditioning service contractor who would help with the installation and is prepared to honor any service and repair contracts from a manufacturer of equipment found on the Internet.
4. John should pursue purchasing air conditioning units on the Internet and using The local service contractor to aid in the installation.

Bathrooms: It has come to our attention that it may be beneficial to swap the men's and ladies rooms to create a more spacious ladies room with three commode stalls at a minimum cost. The Committee viewed the lavatories and felt there may be merit to the idea. John T. will continue to research the plan and Kathleen Lapcinski will develop a resolution for Board member action if it is felt the switch is in the best interest of the Park residents.

Bathroom lighting and ventilation was discussed. It was suggested each bathroom have three 4' light fixtures consisting of two bulbs each; placed where light will enter the commode stalls as well as the rest of the lavatory.

As for ventilation, John is thinking the ventilation fans may have to be on continuously. Whatever the final decision is, it was agreed that only one switch will turn on all the lights and, if ventilation was to be controlled via a switch, that one toggle would turn on the lights and fan.

With regard to the Multi-Purpose room, the discussion was to have two to four ceiling fans of the "ceiling hugger" variety without lights integrated in the fan fixtures. Room lighting could consist of florescent tube-type fixtures as well as other incandescent lighting. Lights should be evenly spaced throughout the room without being installed where it is presumed game tables will be placed.

Lighting for the hall outside the bathrooms and outside each door to the Multi-

Purpose room could be controlled by light-sensitive activators.

Bea Curry is requesting the acquisition of a water tank to be placed on one of the Park trailers for watering trees and flower beds. This would be a gravity feed and of a size not to exceed the weight capacity of the trailer. Bea will research what is available and at what cost. The Committee will then make a recommendation to the Board.

The question of locks on the Park's dumpsters came up. Ken Robert will get a hold of Dave Waddington and request he weld hasps on the dumpsters to accommodate padlocks. On a trial basis, the Maintenance men will carry a key for the locks and a key will be located in the Manager's office for residential requests. Once the locks are installed, Maintenance will try the new system for 30 days and report to the Manager if it is too cumbersome to continue.

Ray Flannery noted that rain water is leaking into the Wreckroom from around the door. He suggested a permanent awning be placed over the door. Members of the Building and Grounds Committee will research and recommend corrective action.

Next meeting will be Monday, July 20th at 10:00 a.m.

Meeting adjourned at 11:55 a.m.