

## **BUILDING & GROUNDS COMMITTEE**

**TUESDAY, JANUARY 12, 2010**

### **MINUTES**

Meeting called to order at 1:00 p.m.

Attending: Tommy Young, George Rumpza, Johnny Taylor, and Ken Robert. Also present Larry Rhoades and Helen Petty.

Absent: Ray Flannery, Dave Waddington and John Tarnowski.

Updates: Ken Robert stated that the sewer problem at #79,80,81 had been corrected and the storm drainage problem between the backyards of #116,117,118 and 119 has been addressed. Perforated pipe, stone and a sub-pump have been installed around the shed foundation at #118 at the owner's expense. In addition, the swale between the four houses has been re-configured and deepened to accommodate a better flow of storm water.

The Building and Grounds Committee along with John Tarnowski and Bill Behrhof agreed on the locations for the nine remaining light posts we have on hand. The lights will be installed from the boat launch ramp to the Bayou docks.

#### **Matter for Discussion:**

1. Acting upon a request to install six electrical outlets on the Center Street white fence, the Committee researched the possibility of running longer strings of LED Christmas lights which use 80% less electricity. The LED's are available in lengths of 85', 50' and 22 ½' and numerous sets can be connected end to end to over a length of 1050' having 3010 lights. It is the Committee's recommendation to use the LED's rather than install six electrical outlets (the long sets of LED's come on a storage wheel to eliminate tangles).

2. At the Boards request, the Committee researched and discussed purchasing a viable sound system for the Social Hall and outdoor events such as the Veteran's Day Ceremony. John Tarnowski and Ken Robert visited several Halls, such as the Charlotte Cultural Center, the Center for Performing Arts and Education and other mobile home communities to see what a successful systems normally is comprised of. Systems can range in price from hundreds of dollars to hundreds of thousands of dollars. Our attempt was to suggest a system which would meet the residents needs with adequate volume and clarity, without feedback, as well as a system capable of delivering pleasing presentations from the screen on the stage, and, an audio capability poolside. We tried to stay in low to mid-range pricing while still producing a good quality system.

Attached is an Audio Equipment Worksheet with a pricing breakdown. The Building and Grounds Committee recommends \$4,000 be allocated to this project to cover taxes, shipping and handling.

The following comments were made regarding this project:

A. A lot of thought should be given to the mounting of the outdoor speakers in the vicinity of the pool. First, the quality of the materials of which the speakers are made; the placement of the speakers; and the method of mounting. There are concerns that the elements, especially power washing must be considered. It was also mentioned that we must have the capability of turning these outdoor speakers off separately from the remaining speaker system.

B. For simplicity sake, the P.A. system (especially for Bingo) should be a separate system, easily operable by the residents who may use it.

C. It is the recommendation of the Building and Grounds Committee that a piece of wood furniture be acquired capable of housing seven electronic components namely: 1.) mike and mixer unit, 2.) a receiver and amplifier, 3.) a DVD player, 4.) a CD carousel, 5.) a VHS tape deck, 6.) a P.A. system amplifier and 7.) a cable TV connection box as well as the microphones; necessary cabling and the Bingo cards. It is the Committees recommendation that this piece of furniture be upright so as to eliminate the need for the operator of the electronics to have to bend over.

D. It is also recommended that this piece of equipment be permanently located immediately adjacent to the stage (to the right of the stage while standing in front, facing the stage) in the vicinity of the piano. Permanent electrical and electronic connections would be installed on the wall behind this unit.

E. The Committee recommends the following alternatives to acquire this piece of furniture.

1. Purchase of a finished armoire. (samples attached)
2. Have a piece of furniture built to specification by a resident cabinet maker such as Johnny Allman etc.
3. Purchase a piece of unfinished furniture from Furniture in the Raw and have a resident painter paint or stain the piece.
4. Budget \$1500.00 for this piece of furniture.

3. The Board requested the Building and Grounds Committee to look into different floor coverings for the Stage. The Committee recommends leaving the existing carpet on the Stage until the electronic sound system is installed (some plugs may be installed in the edge of the Stage surface). After completion of the sound system, if the Board feels it is necessary to re-cover the Stage floor, the Building and Ground Committee would recommend re-carpeting.

4. The Committee discussed the request to replace the shade tent behind the Maintenance Building. The recommended course of action for the Board would be: Interested residents should form a Garden Club and inform the Board of their existence. In addition, the Club should make a proposal to the Board of what they intend to do; what materials are needed and what is the projected costs. The Building and Grounds Committee is wary of lack of Club participation in the summer and a transferal of the work to the Maintenance staff because of lack of resident participation.

Based upon the soundness of the proposal, the Board could decide to offer some initial money while the Club may arrive at a plan to raise money from the residents.

Other Matters for Discussion:

1. George Rumpza submitted a request for repairs to four docks on the Bayou side of the Park. Co-incidentally J & E Marine Contractors, Inc. were in the Park. We asked them to look at the four docks in question. John Tarnowski was given a great deal of information as well as an estimate to drive four pilings in at each of the four docks.

The Building and Grounds Committee recommends this work be accomplished now; in anticipation of filing paperwork to renew our Underwater Land Lease with the State in the near future. The Committee recommends authorizing spending \$6,000.00 from the Maintenance budget and Reserves to repair docks O/P, Q/R, S/T and U/V.

2. It is requested that the large metal wheel in front of the Park be removed.

3. Please have Maintenance trim the bush around the Neighborhood Crime Watch sign at the front of the Park.

4. Regarding the FOR SALE signs on House #11, a request has been made to check the Regulations pertaining to the size of signs allowed and number of signs per household. Regulations read: “For Sale” signs pertaining to the sale of a home in the Park shall be limited to one sign not to exceed 432 square inches (24”x18”) or one sign erected by a licensed real estate agent or broker. A call will be placed to the real estate agent.

5. The cleaning lady “Linda” has requested a written contract with the Park. She started May 1, 2009.

This is the last meeting of the 2009 Building and Grounds Committee. We thank its members for their diligence and commitment to Eagle Point.

Meeting adjourned at 2:50 p.m.