ATTENDING MEMBERS
JOHN DABNEY - CHAIRMAN
DENISE PAYTON - RIVER CLUB MGR
STEVE KLEINGLASS - VCDD
CARL CHORBA
DEBBIE GERICKE
GWEN MENGEL

ABSENT MEMBERS
JIM ALLEN
BILL KELLEY
DON POLLACK

GUESTS
LEE PIRROTTI - HOMEOWNER

CALL TO ORDER/ESTABLISH QUORUM/APPROVAL OF MINUTES
CHAIRMAN DABNEY CALLED MEETING TO ORDER AT 9:00AM
CHAIRMAN DABNEY DECLARED A QUORUM WAS PRESENT
MINUTES FROM APRIL 1, 2019 MEETING TO BE REVIEWED AND
APPROVED AT JUNE 3, 2019 MEETING
ADDITIONS OR DELETIONS TO THE AGENDA
PUBLIC COMMENTS - LEE PIRROTTI, HOMEOWNER
HOMEOWNER PIRROTTI AFFIRMED SUPPORT FOR MGR. PAYTON’S SELECTION OF “FLORAL” POTS FOR THE POOL ENTRANCE. ALL AGREED THAT THERE WILL ALWAYS BE DIFFERENT OPINIONS REGARDING LANDSCAPE AND DESIGN CHOICES. THE CHAIRMAN OF THE VCDD OBSERVED THAT THIS IS A LANDSCAPE COMMITTEE MATTER. THERE WILL BE NO MORE FACILITY COMMITTEE DISCUSSION OR ACTIONS TAKEN REGARDING THE STYLE AND COLOR OF THE POTS.

OLD BUSINESS
1. POOL ELECTRICAL/CAMERA/LIGHTING:
8 SECURITY CAMERAS RECEIVED FOR POOL AND TENNIS AREAS. INSTALLATION IS IN PROCESS.

2. RIVER CLUB PARKING LOT DRAINAGE:
PATCHING WILL NOT SOLVE THE WATER DRAINAGE ISSUE. OVER IRRIGATION CONTRIBUTES TO THE PROBLEM. COMMITTEE MEMBER MENGEL SUGGESTED THAT THE LANDSCAPE COMPANY BE CONTACTED TO EVALUATE THE IRRIGATION SCHEDULE AND TO CHECK FOR LEAKS. VCDD REP KLEINGLASS CONFIRMED THAT 100 SQ FT UNDER $10,000 HAS BEEN APPROVED TO REPAIR THE AREA. PARKING LOT MAINTENANCE IS THE RESPONSIBILITY OF THE VCDD.
OLD BUSINESS (CONTINUED)

3. WATER USAGE AND POOL LEAK OBSERVATIONS:
   MGR PAYTON PROVIDED A FOLDER OF PAST WATER UTILITY BILLS. COMMITTEE MEMBER CHORBA VOLUNTEERED TO CREATE A SPREADSHEET TO COMPARE MONTHLY USAGE AND COST. MEMBER CHORBA WILL REPORT TO THE COMMITTEE AT THE JUNE MEETING.

4. ROOF, SOFFIT & WINDOW MOISTURE REPAIRS:
   **ROOF:** APPROVED OVERALL SPENDING NOT TO EXCEED $10k. CURRENT ESTIMATE IS $4,750.
   **SOFFIT:** INCOMPLETE. EXTENSIVE BIRD DAMAGE. REPLACEMENT COSTS ARE PROHIBITIVE. PATCH AND PAINT IS REQUIRED TO REMEDIATE. SOME WORK REQUIRES UTILIZING A CRANE.
   **WINDOW MOISTURE:** INITIAL CAULKING WAS DONE. MOISTURE METER READING AFTER REPAIR INDICATES LEAK IS STILL OCCURRING AND REMEDIATION IS REQUIRED. SERVICE PRO TO BE CALLED.

5. LOCKER ROOM REFURBISHMENT:
   NO UPDATE AVAILABLE REGARDING COMMITTEE RECOMMENDATION FOR WASTE BASKETS AND SEAT COVERS IN THE TOILET STALLS FOR THE MEN’S LOCKER ROOM.

NEW BUSINESS
NO NEW BUSINESS WAS DISCUSSED.
POOL PAVILION (TIKI HUT) RENOVATION ACTION PLAN
REPAIR AND UPGRADE EXISTING STRUCTURE.
MAXIMIZE EXPANSION WITHIN ORIGINAL SITE PLAN.
UPDATE EQUIPMENT, STORAGE AND TVs.
EXPAND COVERED SEATING AREAS.
INITIAL APPROVED SPENDING NOT TO EXCEED $10K.

POOL PAVILION (TIKI HUT) UPDATE
1. DISCUSSED THAT THE PROJECT IS A RENOVATION, NOT A NEW PLAN DESIGN. ICON MANAGEMENT AND A GENERAL CONTRACTOR WILL BE ABLE TO PROVIDE PROFESSIONAL DESIGN AND COMPLIANCE ADVICE. THERE IS NO NEED FOR THE EXPENSE OF A PROFESSIONAL ARCHITECT.

2. REVIEWED DIAGRAMS OF DESIGNS. DESIGNS INCLUDED UPGRADES TO EQUIPMENT AND MAXIMIZED EFFICIENCY WITHIN THE EXISTING SPACE.

3. DISCUSSED NEED FOR PUBLIC MEETING TO DISCUSS RENOVATION PLANS. MEETING NEEDS TO BE SCHEDULED ASAP. JUNE 3RD WAS SUGGESTED.
MANAGER’S REPORT

1. ROOF REPAIRS SCHEDULED TO BEGIN EARLY IN MAY.

2. SOFFIT HAS BEEN REPAIRED, BUT BIRDS CONTINUE TO DO DAMAGE. WILL NEED TO MONITOR AND DO ONGOING REPAIRS.

3. SERVICE PRO WILL EVALUATE AND MONITOR WINDOW MOISTURE DURING THE RAINY SEASON.

4. SUGGESTED ASTRO TURF TO REPLACE SOD AROUND THE POOL DECK. DESCRIBED THAT THE QUALITY OF NEW ASTRO TURF IS VERY GOOD.

5. UPDATED ON DISCUSSIONS REGARDING REPLACEMENT OF THE FITNESS CENTER FLOORING AND NEW FITNESS EQUIPMENT.

6. DISCUSSED SUMMER COOLING OF POOLS. CLARIFIED THAT IF THE POOLS ARE NOT COOLED THE WATER REACHES UNSAFE TEMPERATURES FOR FITNESS ACTIVITIES AND WATER QUALITY. POOL AND FITNESS COMMITTEE CAN PROVIDE DETAILS REGARDING THE BENEFITS AND THE ACTUAL COSTS.

MEETING WAS ADJOURNED 11:00AM.
NEXT MEETING SCHEDULED FOR JUNE 3, 2019 AT 9:00AM