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
DAVID HUMPHREY, A.I.A. / HUMPHREY / ROSAL ARCHITECTS A.I.A.
JACK NOLLER / NOLLER DESIGN GROUP

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 APPROVED FROM APRIL 1, 2019 MEETING
MINUTES APPROVED FROM MAY 6, 2019 MEETING

NO ADDITIONS OR DELETIONS TO THE AGENDA

OLD BUSINESS
1. POOL ELECTRICAL/CAMERA/LIGHTING:
8 SECURITY CAMERAS RECEIVED FOR POOL AND TENNIS AREAS.
PENDING INSTALLATION
OLD BUSINESS CONTINUED

2. RIVER CLUB PARKING LOT PAVING AND STRIPING:
Patching will not solve the water drainage issue.
Over irrigation contributes to the problem.
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 responsibility of the VCDD.

3. WATER USAGE AND POOL LEAK OBSERVATIONS:
MGR Payton provided past water utility bills. Member Chorba created a spreadsheet to compare monthly usage and cost. VCDD Rep Kleinglass commented that the city can help explain the distribution of sewer and sanitation usage and help develop process for monitoring usage on a regular basis.

4. ROOF, SOFFIT & WINDOW MOISTURE REPAIRS:
ROOF: REPAIR COMPLETED.
SOFFIT: ONGOING PATCH AND PAINT REPAIRS DUE TO BIRD DAMAGE.
WINDOW MOISTURE: INITIAL CAULKING WAS DONE. MOISTURE METER READING AFTER REPAIR INDICATES REMEDIATION IS REQUIRED. SERVICE PRO TO BE CALLED.

5. LOCKER ROOM REFURBISHMENT: RECOMMENDATION FOR WASTE BASKETS AND SEAT COVERS IN MEN’S LOCKER ROOM TOILET STALLS. DISCUSSED NEED FOR LOCKER KEYS POLICY.
NEW BUSINESS
NO NEW BUSINESS WAS DISCUSSED.

UPDATE POOL PAVILION INITIAL CONCEPTS DISCUSSED
1. THE PROJECT IS A RENOVATION, NOT A NEW PLAN DESIGN.
JUNE UPDATE: EFFICIENT PROJECT DESIGN AND LONG TERM COST EFFECTIVENESS REQUIRES A TEAR DOWN AND NEW PLAN DESIGN.
2. ICON MANAGEMENT AND A GENERAL CONTRACTOR WILL PROVIDE PROFESSIONAL DESIGN AND COMPLIANCE ADVICE. THERE IS NO NEED FOR THE EXPENSE OF A PROFESSIONAL ARCHITECT.
JUNE UPDATE: EFFICIENT PROJECT DESIGN AND LONG TERM COST EFFECTIVENESS REQUIRES A PROFESSIONAL DESIGN CONSULTATION.
3. REPAIR AND UPGRADE EXISTING STRUCTURE.
4. MAXIMIZE EXPANSION WITHIN ORIGINAL SITE PLAN.
5. UPDATE EQUIPMENT, STORAGE AND TVs.
6. EXPAND COVERED SEATING AREAS.
7. INITIAL APPROVED SPENDING NOT TO EXCEED $10K.
9. PUBLIC MEETINGS WILL BE REQUIRED TO PRESENT IDEAS.

POOL PAVILION (TIKI HUT) JUNE 3, 2019 DISCUSSIONS
1. MANAGER PAYTON PROVIDED A SUGGESTED DESIGN DIAGRAM AND A PRICE LIST OF SUGGESTED PAVILION EQUIPMENT. DESIGN AND EQUIPMENT BASED ON USING FOOTPRINT OF EXISTING TIKI BAR STRUCTURE.
COST OF ESTIMATED REPLACEMENT EQUIPMENT: $34,620.
2. INTRODUCTORY PRESENTATION AND FREE INITIAL CONSULTATION BY:
DAVID HUMPHREY, A.I.A. / HUMPHREY ROSAL ARCHITECTS A.I.A.
JACK NOLLER / NOLLER DESIGN GROUP
“CLUBHOUSE RENOVATIONS AND DESIGN”

3. WALKTHROUGH OF PROPERTY AND EXISTING TIKI BAR

4. COMMENTS BY JACK NOLLER / NOLLER DESIGN GROUP
NEW CONSTRUCTION AND RENOVATION TRENDS:
   1. RESORT CASUAL DESIGN AND STYLE
   2. CREATE “LIFESTYLE CENTERS”
   3. ACTIVITIES “MIGRATE” TO THE OUTSIDE
   4. “POOL CAFE” VS FORMAL DINING ROOM

REALISTIC REQUIREMENTS FOR EFFICIENCY:
   1. FULL KITCHEN MUST BE ON SITE FOR EFFICIENCY
   2. MINIMUM 40 SEATS TO BE SELF SUSTAINING

LOCATION:
   1. MUST HAVE DEPENDABLE COVERED AREA
   2. BEST LOCATION WOULD BE TO EXPAND OVER THE WATER OF THE RETENTION POND.
   3. POSSIBLE LOCATION IS TO EXPAND OUTSIDE BAR AREA

TEAR DOWN AND NEW CONSTRUCTION VS RENOVATION:
   1. NOT PRACTICAL TO RENOVATE EXISTING STRUCTURE
   2. RENOVATION IS NOT A LONG TERM SOLUTION

WILL PROVIDE VERY BASIC COST ESTIMATE ASAP
MANAGER’S REPORT - CARRIED OVER FROM MAY REPORT DUE TO HUMPHREY/NOLLER PRESENTATION

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. 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 JULY 1, 2019 AT 9:00AM