

**COUNTRYSIDE PROPRIETARY**  
**FACILITIES COMMITTEE MINUTES**  
April 14, 2022

**1) CALL TO ORDER**

- a) Meeting Called to Order via GoToMeeting at 7:06 PM
- b) Attendees: Boone, Bour, Fitzel, Rayome, Wallin, Wilson, Stracka (PMP), Kashinov (HSP), Green, (HSP)
- c) Absent: Jackson, Kiser

**2) COMMITTEE ADMINISTRATION**

- a) Approval of the March 2022 meeting minutes. Approved unanimously as drafted.

**3) GUEST & RESIDENT PARTICIPATION**

- a) None Anticipated.

**4) WAVES ISSUES**

- a) Discussion of any conflicts of the updated Parkway Pool meeting room and pool reservation requests. None noted.

**5) POOL ISSUES**

- a) Discussion of HSP's pool opening schedule. Lindenwood has been drained and cleaned. HSP has set up sprinklers to occasionally wet the pool while it is drained for repairs. Parkway is in process of draining and cleaning and Cromwell is targeted for the week of 4/18.
- b) Discussion of HSP's management and guard recruitment results for the season. HSP confirmed international staff recruiting and travel is on schedule and no concerns are noted. Local recruiting is continuing and on target for opening.
- c) Discussion of any HSP recruiting articles requested for the May Courier or website. Requested to continue running current articles in May and June.
- d) Discussion of the planning & implementation for pool safety day (June 4<sup>th</sup>, Rain date June 5<sup>th</sup>). On target as projected.
- e) Confirmation the FAC pre-season pool inspections are scheduled to be conducted on 5/5, beginning at 5:30 PM at the Cromwell Pool.

**6) PROJECT LIST & BUDGET**

- a) 2022 Project list
- b) 2022 Budget Proforma
- c) Discussion of the findings of the skimmer leak investigation at Lindenwood. Committee discussed HSP's sounding efforts conducted on 4/4 and 4/12 and concurred with HSP's phase two recommendations and directed to proceed with the services recommended as part of the previously approved scope of work. It is anticipated that this phase will allow identification of the source of the major suspected leak. Alternative measures were discussed and will be considered pending the result of the phase 2 investigation. HSP was also asked to generate and submit bid pricing for the replacement of the entire loop of skimmer plumbing for consideration of alternative options.

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- d) Discussion regarding the bids received to replace the windows and trim on the dormers at the Lindenwood Pool. The committee unanimously voted to award the work to Discount Window Repair for an amount NTE \$4,000.00, contingent upon the vendor confirming a warranty period on the materials and workmanship of not less than 1 year. Cost to be applied to the Contingency Reserve Allowance GL.
- e) Discussion of the alternative options and pricing for the replacement of the diving board and stand at Cromwell. PMP presented an option to replace the board in house utilizing a concrete sub-contractor, but the committee expressed concern regarding insurance and liability concerns. PMP was directed to locate other vendors to bid and to again approach HSP to reconsider their decision to not bid on these services.
- f) Discussion of the planning for the Tot Lot repairs and replacements in 2022. All members have reviewed and approved the repair lists for the tot lots in their neighborhoods. PMP was directed to contact the local approved vendors for each brand of equipment in each of the tot lots to get them to submit bids for the repairs necessary at each of their tot lots and to also bid on the design and replacement of the equipment at the tot lots in Welbourne and on CountrySide Blvd. These bids should be presented to the Committee for consideration at the next meeting.
- g) Discussion regarding the deck table replacement options. Tabled for discussion at a later meeting.

## 7) OLD BUSINESS

- a) Review and discussion of the following revised draft 2022 documents:
  - i) Pool Rules and Regulations. The committee discussed the recent update in language recommended for compliance with federal guidelines. The committee received and approved all suggested changes to the documents with the exception of the following language:
    - (1) Revisions necessary for compliance with Federal FHA guidelines regarding safety and health restriction language as it related to the age or development of the patrons.
    - (2) Confirmation of legal counsel direction regarding the restrictions recommended regarding alcohol use at the facilities.
  - ii) Parkway Meeting Room rental documents. Tabled for discussion at a later meeting.
  - iii) Pool rental documents. Tabled for discussion at a later meeting.

**8) NEW BUSINESS**

- a) Discussion of available canopy shade options for the Lindenwood pool for 2022. Tabled for later discussion.

**9) INFORMATIONAL ITEMS**

- a) We completed the 2022 inspection of the fire extinguishers in the pools and the vehicles. We will need to replace 3 extinguishers that are over 12 years old and have aged out.
- b) We have continued the monthly reset of the tennis court lock combinations and will continue the process of changing the combinations monthly going forward.

**c) ADJOURN**

- d) Meeting Adjourned at 9:06 PM.
- e) Next regular FAC meeting is scheduled to be conducted remotely at **7:00 PM on Thursday, May 12, 2022.**