

White Meadow Lake POA - Planning Committee

Meeting Date: 1/7/2025

Start Time: 8:19 PM

End Time: 9:12 PM

Attendees:

Daniel Grant, Michael Lynch, Barry Mendelsohn, John Z

General Items:

- Begin a plan for concept design and schematic design of proposed Tiffany Bar in discussion and collaboration with Bar & Rental.

Agenda:

Topic	Discussion	Next Steps	POC
Facilities Assessment of the Interior Components of the Building	Discussed the potential of having an assessment study done to analyze the needs of the full interior of the clubhouse compliance.	Research contractors and companies that can provide a due diligence assessment of the interior of the building.	DG/ML
Capital Planning Best Practice	Dan to send to committee for review of LRFP. Discussed plan to send to all other committees to get buy in on which projects have been completed. Plan will be to re-evaluate in January and create a plan.	Not done yet, will be doing now that we are in the New Year.	DG
Beach 1 Deck Project	Discuss any remaining items from the deck project	Spoke about the Deck at cross-over meeting with Beach. Jimmy Concrete will be the contractor. The beach will be closed and locked during total construction period, planning thinks this should be re-evaluated. Beach stated to planning that deck must be complete by April 27.	DG/ML

Create a Flow Chart for Committees	Further discuss flow chart that will follow after the LRFP is reviewed by committees and then we will make a plan based on permit need and engineering needs.	No Change	DG/KN
Creation of a standard On Call Contractor list with Disciplines	Review list from office going back 5 years with the vendors that we utilized. Set meeting for vendor research to build our own list. Include in the on call (references, relevant experience, insurance)	Nelson was not present, will be pushed to next week. Provided recommendation of requesting a local property manager recommended to attend and provide additional local commercial vendors references during a proposed meeting. Waiting on CAI information to further research from Pat.	NV/DG
Pre-School Backyard Project	Discuss any update on voting for March about the nursing school vote. Waiting to hear from Town.	No Change	ML
Clubhouse Ongoing Maintenance Discussion	Discuss next steps now that IMHOFF has been approved as a vendor for the project.	Contract was signed by OIC. Work will commence ASAP assumed to start week of the 13 th . Next update to follow next month.	DG
Proposed Renovation to Gazebo into Value Added Amenity	Discuss Bar and Rentals request to utilize funds that were allocated to replace the roof of the gazebo structure with a pergola and firepits instead.	Reviewed the Reserve Study replacement is not called for until 2042. Planning agrees something needs to be done. Will be advising the B&R to propose a more cost-effective option along with a cost/benefit analysis.	DG/ML

Next Meeting:

Date: February 5th, 2024

Submitted by: Dan Grant-Co-Chair

Approved by: Nelson Vargas-OIC

White Meadow Lake POA - Planning Committee

Meeting Date: 2/5/2025

Start Time: 7:21 PM

End Time: 8:11 PM

Attendees:

Daniel Grant, Michael Lynch, Barry Mendelsohn, Pat Degnan, Nelson Vargas (arrived late)

General Items:

- Discuss a plan for concept design and schematic design of proposed Tiffany Bar in discussion and collaboration with Bar & Rental.

Agenda:

Topic	Discussion	Next Steps	POC
Facilities Assessment of the Interior Components of the Building	Research contractors and companies that can provide a due diligence assessment of the interior of the building.	Discussed the review would be the better start option and to include what can get for ROM for bar cost. Will research for next month. Talked about soliciting EI Associates or Ben Horton Architects.	DG/ML
Proposed Renovation to Gazebo into Value Added Amenity	Reviewed the Reserve Study replacement is not called for until 2042. Planning agrees something needs to be done. Will be advising the B&R to propose a more cost-effective option along with a cost/benefit analysis.	Discussed Mike and Dan will attend the next bar meeting to discuss. Approach would be to raise the rental rate to offset costs.	DG/ML
Clubhouse Ongoing Maintenance Discussion	Contract was signed by OIC. Work will commence ASAP assumed to start week of the 13 th . Next update to follow next month.	Spoke about our first meeting with IMHOFF, they were not able to get up on the building yet but walked with Chairs around and started the conversation. Preliminary review shows that caps are porous.	DG

<p>Beach 1 Deck Project</p>	<p>Spoke about the Deck at cross-over meeting with Beach. Jimmy Concrete will be the contractor. The beach will be closed and locked during total construction period, planning thinks this should be re-evaluated. Beach stated to planning that deck must be complete by April 27.</p>	<p>Mike attended cross-meeting with Beach. Brought update to planning. Planning discussed and believes 42' height is a better option.</p>	<p>DG/ML</p>
<p>Creation of a standard On Call Contractor list with Disciplines</p>	<p>Nelson was not present, will be pushed to next week. Provided recommendation of requesting a local property manager recommended to attend and provide additional local commercial vendors references during a proposed meeting. Waiting on CAI information to further research from Pat.</p>	<p>Nelson will be working on this for next month. Dan will invite property manager to attend.</p>	<p>NV/DG</p>
<p>Pre-School HVAC Issues</p>	<p>Mike provided insight that the Preschool is having heating issues.</p>	<p>Mike advised that Spear Air is going to be providing a recommendation to fix but had them already install a temporary fix. Work was bid out and Spear was determined best option</p>	<p>ML</p>

Capital Planning Best Practice	Dan to send to committee for review of LRFP. Discussed plan to send to all other committees to get buy in on which projects have been completed. Plan will be to re-evaluate in January and create a plan.	Not done yet.	DG
Create a Flow Chart for Committees	Further discuss flow chart that will follow after the LRFP is reviewed by committees and then we will make a plan based on permit need and engineering needs.	No Change	DG/KN
Pre-School Backyard Project	Discuss any update on voting for March about the nursing school vote. Waiting to hear from Town.	No Change	ML

Next Meeting:

Date: March 5th, 2025

END OF MEETING MINUTES

Approved by: Nelson Vargas-OIC