PLANNING, HOUSE OPS & MAINTENANCE MEETING 10/2/2019

ATTENDEES: Mike Freedman, Barry Mendelsohn, Russ Pencak, Scot DeSort, Mike Stocknoff, Charlie Bogusat, Lil Sweet, Mike Ilardi, Kristen Neu, Joe Aspelund, Beverly Nemiroff, & Stuart Kipilman

START: 7:15PM End: 9:10PM

Discussed a strategy to limit taxes if and when we obtain money from the land credit program.

The strategy would be the purchase of an annuity with the money to be paid out over time. This was only a suggestion but in the end it was mentioned that we would still have to pay a corporate tax of 21% so nothing would be gained.

Discussed selection of new carpet for the Trophy Room and Gold Lounge. We picked a nylon carpet with a design. The carpet name was Degas and Caravaggio for both rooms. The committee voted on the color and it is a brown color. The vote was 7 for, 4 against and 1 abstention. We are still waiting for a quote for this product from Oneill Carpet who did the bar floor.

We discussed the repair of the club house car port. The township requires that we submit architectural plans for the repair. We went to 3 architects and two quoted. We decided to go with Byrne Design Associates for a cost of $1800. Monies to come from the planning line 507.

Discussed the lighting for the deck and had 3 quotes. We decided to go with Baptist Electric for a cost of $2482.45, monies to come from 517.06 (beautification/restoration).

Discussed converting Gold Lounge fireplace to gas as once the fire is started, no one maintains the fire. We had 3 quotes and decided to go with Hearth and Home for a total not to exceed $3,000. They will do a complete job. The committee voted 9 for and 2 against, 1 abstention.

Discussed window treatments for the bar. We are interested in a certain material but questions arose as to thickness of the product when rolled up and how much space it takes up on the windows when raised. We decided to get more information and it will possibly be discussed in Bar and Rental meeting if the information requested has been obtained.

We discussed replacing all the windows in the clubhouse rather than doing it section by section. There are 34 windows to be replaced. The committee agreed to do all 34 windows at one time. We also discussed and agreed to use new construction windows and not replacement ones.

Discussed restructuring the clubhouse lawn near the dam to prevent flooding on the lawn. We agreed that we would add the cost not to exceed $15,400 to the 2020 budget and recommend Markovski to do the work if in fact the community agrees to the addition to the budget.

Briefly discussed replacement of bridge that goes over stream at A field. We should budget for the design of the bridge in the 2020 planning budget.

Minutes submitted by: Stu Kipilman Approved by: Michael Ilardi-OIC-Planning