

Housing Ops / Maintenance Meeting - 12/4/2019

Meeting started about 7:40 as House Planning Meeting was finishing

In attendance:

Steve Koenigsberg, Lili Sweet, Barry Mendelsohn, Kristen Neu, Michael Ilardi, Mike Freedman, Bev Nemiroff, Charlie Bogusat, Roger Crook, Mike Stocknoff, Stu Kipilman, Pat Degnan

Updates Discussed:

- Preschool switched to cable so alarm would work
- Gas fireplace in Gold Lounge installed – final inspection 12/5 8AM
- Colella adding Glycol to boiler on 12/5
- Dixon service call on 12/5 to check furnace at club house – temperature not getting to set heat
- Wooden walk-in fridge repaired
- New truck working great with snow plow
- Dam bubbler working well
- Painting ballroom where needed
- Accounting office wood floor stripped and stained
- Suggestion we look into lights for outside of Club House for holidays
- Charlie getting estimates on adding outlets to some light posts outside of club house
- Added outlet to carport project (this was discussed in planning meeting)
- Confirmed lights are being shut off at Tennis Courts at night – Basketball court lights still on at night
- 2 Couches approved for purchase for Gold Lounge - not to exceed \$1000 – money from line 511.01. To be picked up by Mike Stocknoff and not to be installed until carpet project done
- Lil Sweet suggested we look at upgrading lights in Trophy Room – agreed to discuss again at next meeting

Meeting Adjourned at 8:33pm

Minutes submitted by: Steve Koenigsberg

Approved by: Roger Crook-OIC

Housing Ops/Maintenance Meeting - 11/6/2019

Meeting started about 7:50 as House Planning Meeting was finishing

In attendance:

Steve Koenigsberg, Lili Sweet, Barry Mendelsohn , Russ Pencak, Michael Ilardi, Scott Desort, Mike Freedman, Bev Nemiroff, Kristen Neu, Charlie Bogusat, Roger Crook, Mike Stocknoff, Stu Kipilman

Updates Discussed:

Roof repair on warranty

JCP&L have repaired light at boat ramp

All boilers serviced in all buildings

All docks pulled

Maintenance will be pulling their 2 boats this week

Will be converting dump truck to use for leave removal at sites

All beach buildings winterized – except Afield will be closed up this week. Advised that the Afield building is heated during the winter to avoid mold issues for following season.

Geese Management Activities – working with town to see what plans they are going to be implementing

Discussion on Club House window replacements – there are two ways to do this – once is replacement windows and the other new construction windows/installation. The new construction method will allow us to mitigate the leaking / insulation issues we are experiencing.

Club House car port update – waiting on official plans to be sent out to bid – this needs to be voted on this year.

Flag Box in Club House parking lot needs repainting.

Gold Lounge Bathrooms – needs to be repaired/spruced up. Charlie will handle.

Tiffany Bar – Beer Tap drain is clogging – Charlie will get it inspected and advise back

Meeting Adjourned at 8:20pm

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops & Maintenance: July 3, 2019 Minutes

Attendees: Stu Kipilman, Beverly Nemiroff, Charlie Bogusat, Russ Pencak, Kristen Neu

This meeting was called to order on Wednesday, July 3, 2019 at 8:17 p.m.

Old Business

- Trucks- new truck is currently in use; working on organizing tools and tool boxes; reupholstering torn seats on older truck
- Pontoon Boat- A boat was secured to work on alum system
- Beach 1- Will be welding the gate shut behind concession stand or replace with fence panel
- Beach 2 Vandalism- letter submitted listing damage, costs and photos to seek compensation for damage; repair work has been completed; bathrooms are now open

New Business

- Trees- Reach out to board members to get a list of what needs to come down, will bid out as a larger project instead of many small projects through the year
- A Field- Bottom of a garbage can is rotted out at the pavilion
- Maintenance will inspect the deck at Beach 1 concession
- Maintenance will inspect the plastic chairs on deck

The meeting was officially adjourned at 8:40 pm.

Minutes written & approved by Kristen Neu

House Maintenance and Ops Minutes- May 1, 2019 Called to order: 7:50PM Closed at 8:31PM

Attended by: Mike Ilardi, Stu Kipilman, Kristen Neu, Mike Stocknoff, Pat Degnan, Lil Sweet, Russ Pencak, David Neu, Rob Torcivia, Pete Hestevold, Charlie Bogusat & Roger Crook

Topics discussed/Voted:

Charlie reviewed final bids for the new Maintenance Truck. Motion to go to full board for a vote for the final configuration. Phone vote to take place Thursday to Friday due to the time sensitive nature of the purchase.

Plans for Handicap parking at the clubhouse location were discussed. We did not have the most current blueprints/drawings for review. Several members expressed the need to revisit this to be sure that we have to make changes and therefore make the accompanying expenditures.

Air Conditioning service contracts were approved for the A-Field Building and the Clubhouse as well.

Evidence of termites and carpenter ants has been discovered and the appropriate service companies are providing quotes to remediate the situation as expeditiously as possible. The committee approved by vote for the Site Manager to move forward with the proper treatment to resolves these issues pending verification of bid costs.

Next meeting scheduled for June 5, 2019

Submitted & Approved By: Roger Crook-OIC

House Ops & Maintenance Minutes- April 3, 2019 Called to order: 8:19PM Closed at 8:44PM

Attended by: Mike Ilardi, Stu Kipilman, Kristen Neu, Scot Desort, Mike Stocknoff, Pat Degnan, Scott Rothbart, Bev Nemiroff, Lil Sweet, Mike Freedman, Charlie Bogusat & Roger Crook

Topics discussed/Voted:

Charlie explained the ongoing difficulties in obtaining like bids for the new Maintenance Truck.

The grey maintenance truck has been repaired and in good working order at this time.

Docks have been installed

Shed on Beach 1 will be installed

Spring scheduling is in progress now- Pruning, planting, mulching, etc.

It was noted that with the Maintenance team being more efficient that there is considerably less cleanup this spring than in past springs. Much of that work was completed in the fall.

Walkway at Beach 3 is completed

Charlie spoke of the ongoing issues with timely contracting for tree removal on common properties. Charlie has had a few instances of contractors not showing up.

Front Lawn Drainage issue will be brought back to the Maintenance & House Ops Committee. Mike Freedman subsequently sent out drawings of the front lawn areas that are affected that were provided last year as part of the dam project.

Next meeting scheduled for May 1, 2019

Submitted By: Roger Crook-OIC

Approved By: Michael Ilardi-President