

House Ops Meeting – 12/7/22

Attendees: Mike Ilardi, Mike Stocknoff, Steve Koengisberg, Mike Friedman, Charlie Bogusat, Lillian Sweet, Beverly Nemiroff, Scot Desort, Bev Nemiroff

Start 7:40 pm

End: 7:51 pm

Prepared by: Steve Koenigsberg

Discussion:

FYI – Tile floors cleaned by Gary O’Neil and Sons – total cost \$854.87. Money from line 517.06

FYI – Maintenance plans approved:

Split Unit A/C – BA Colella – \$219.65 from line 517.04

Club House Boilers – BA Colella - \$470.00 from line 517.04

Motion – Purchase Solar Screen Shades for Gold Lounge, Trophy Room, Board Room, and Office from Melanie’s Custom Coverings at a cost of \$4,758.50. Money to come from Country Club.

Gold Bar floor – waiting on Jimmy Concrete to come fix on spot – extra supply of tiles to be dropped off by Gary O’Neil.

Motion: Gold Lounge/Trophy Room Floors renovation. Removing Carpet and sub-floor and install new sub-floor and LVP flooring. Contractor NJV Home Improvements LLC at a cost of \$19,567.26. Money to come from line 517.06 (\$12k) and balance of \$7,567.26 from CC.

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 11/2/22

Attendees: Mike Ilardi, Mike Stocknoff, Kristen Neu, Steve Koengisberg, Mike Freedman, Barry Mendelsohn, Charlie Bogusat, Lillian Sweet, Beverly Nemiroff

Start 8:07 pm

End: 8:42 pm

Prepared by: Steve Koenigsberg

Discussion:

Window Treatments for Gold Lounge, Trophy Room, upstairs windows. Suggested we use Melanies Custom Coverings and go with same style as in the Gold Bar. Cost will be \$3,852.28 installed and money to come from line 517.06. Committee members asked to see some pictures of the style in question. Once received, committee will take a phone vote to decide to pass motion for board approval.

Kitchen Equipment Service Plan – Committee has selected Malachy for our Annual Service Contract. Cost of \$2,990.00 plus applicable taxes. Money to come from Country Club.

General Maintenance Updates:

Kurt/Bill/Zach have been doing their usual amazing job upkeeping properties and facilities.

Clubhouse staircase repaired.

New air vent registers received for Trophy Room and Tiffany Bar – to be installed.

Attic window replacement is pending

Preschool Furnace was not working – Circuit board replaced and now working.

Approved by: Mike Ilardi-President

House Ops Meeting – 10/3/22

Attendees: Mike Ilardi, Pat Degnan, Mike Stocknoff, Roger Crook, Kristen Neu, Steve Koengisberg, Mike Freedman, Barry Mendelsohn

Start 7:16 pm

End: 7:25 pm

Prepared by: Steve Koenigsberg

Discussion:

Quick discussion on maintenance operations for fall work. All proceeding as scheduled.

Dock removal at beaches and swim lanes is scheduled over next few weeks.

Repairs being done to Circus Pool pump house.

No Motions this month

Approved by: Roger Crook-OIC

House Ops Meeting – 9/7/22

Attendees: Scot Desort, Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Lilli Sweet, Pat Degnan, Charlie Bogusat, Roger Crook

Start 7:42 pm

End: 8:33 pm

Prepared by: Steve Koenigsberg

Discussion:

General discussion on end of season work being done by Maintenance.

FYI - Club House Attic Windows – to be replaced by Hilberg Contracting for a cost of \$1170 paid by Country Club.

Motion – Circus Pool Bath House – doors need to be replaced – Hilberg will replace with Steel doors and steel frames – allowing us to remove the exterior security steel bars. Cost \$7132 cost to be applied to Country Club/Camp.

FYI - Kitchen Oven Hood Maintenance – Super Hood Cleaning Company to clean hood for a cost of \$533.12 to be applied to Country Club. This was ordered by the Fire Marshall and had to be completed and inspected before next rental.

Charlie meeting with additional Solar companies and Mike Ilardi discussing with our Auditors if we can move forward with installation of solar on roof of Club House Building.

Colella will be installing new registers in vents in Trophy Room and Tiffany Bar for a cost of \$170.00 paid by Country Club.

Discussion on switching to waterless urinals at beach 1 and club house. Kurt and Charlie doing additional research.

Gold Bar Floor tiles waiting on installation

We need new “Caution Wet Floor” signs for club house – Charlie to take care of.

Approved by: Roger Crook-OIC

House Ops Meeting – 8/3/2022

Attendees: Mike Stocknoff, Mike Ilardi, Charlie Bogusat, Dan Grant, Barry Mendelson, Mike Friedman, Roger Crook

Start 8:02 pm

End: 8:35 pm

Prepared by: Roger Crook, OIC

Discussion:

Carry over discussion from Pre-School planning conversation. Need to wait for guidance from engineer.

Reviewed monetary holdback from Guscus and initial response from him.

Reviewed repair estimates from Jimmy Concrete for anticipated Drum Pool work. Consensus resolution is to hire 3rd party camera operator to determine leak location. Will invite all parties to attend.

Charlie to obtain separated quotes for new doors at the A-Field and replacement windows for the 3rd floor in the clubhouse.

Charlie and Mike Ilardi to review 2023 budget with Kurt.

Approved by: Roger Crook-OIC

House Ops Meeting – 7/6/2022

Attendees: Scot Desort, Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Lilli Sweet, Pat Degnan, Charlie Bogusat, Roger Crook

Start 7:42 pm

End: 8:33 pm

Prepared by: Steve Koenigsberg

Discussion:

Tree work at Circus pool – motion is already passed to hire Markovsky. Steve is working to coordinate a weekend date when there are no party reservations so they can have the full day to work.

General discussion for 2023 Budget. Charlie and Mike Ilardi to speak to Kurt on some specifics.

Meeting adjourned with no motions to submit

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 6/1/2022

Attendees: Scot Desort, Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Lilli Sweet, Pat Degnan, Charlie Bogusat, Joanne Machalaba, Roger Crook, Barry Mendelsohn & Dan Grant

Start 8:00 pm

End: 8:35 pm

Prepared by: Steve Koenigsberg

Discussion:

General discussion on all the work Kurt and his team are doing to get facilities ready for the summer season.

Discussion regarding parties at beaches and A-field; the need to add additional garbage cans to avoid issues with cans already full before parties begin

Trophy room vent needs to be modified to allow the closing of the vent – with the new AC unit the room gets exceptionally cold.

Suggestion to add Dog Waste supplies to common properties. Mike Ilardi mentioned these had been put out previously and were vandalized until removed. We will look into options to bring back.

Motion – Termites have been discovered in the old maintenance shed. Western Pest will treat before they can spread to rest of structure and new garage next door. Cost will be \$1835 which will cover multiple treatments with an annual renewal fee of \$550 for the first year. This will be done as a phone vote due to the urgency of having the facility treated.

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 5/4/2022

Attendees: Scot Desort, Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Lilli Sweet, Pat Degnan, Charlie Bogusat, Joanne Machalaba

Start 7:27 pm

End: 7:40 pm

Prepared by: Steve Koenigsberg

Discussion:

General discussion on all the work Kurt and his team are doing to get facilities ready for the summer season.

Swim docks and lines are in at beaches

Bathroom facilities have been cleaned

Beach 1 Concession Stand has been cleaned

FYI – Gold Lounge & Trophy room carpet to be cleaned by O’Neill & Sons – cost of \$1125.56 charged to Country Club

Club House exterior work continues and looks amazing. Thanks to Mike Ilardi for digging the drainage ditch around the ballroom side of the Clubhouse and sanding the exterior wood of the clubhouse.

Submitted by: Steve Koenigsberg-Chair

Approved by: Michael Ilardi-OIC

House Ops Meeting – 4/6/2022

Attendees: Scot Desort, Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Roger Crook, Lilli Sweet, Kristen Neu, Jerry Leibowitz

Start 7:40 pm

End: 8:06 pm

Prepared by: Steve Koenigsberg

Discussion:

Malachy worked on Kitchen Walk-In Refrigerator

Circus Bath House Roof: Waiting for completion of Bridge construction – once completed Charlie and Kurt have worked out plan to reorient the built-in cubbies to create shelving for Camp supplies. They are working with Travis from Camp WML to make sure it meets camp needs.

FYI – DMC Selected to produce and install WML Lettering on Maintenance trailer for a cost of \$540.00 and money to come from line 525.01

Staff Work Updates:

- Fertilizing lawn with pre-emergent
- Dock placement
- Installed LED bulbs in Club House
- Oil changes
- Repaired Beach 1 Security Camera leak
- Interviewed Club House Maintenance candidate
- Connected water at A Field
- Cleaned & launched Patrol Boat for Opening Day

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 3/2/2022

Attendees: Scot Desort, Mike Stocknoff, Mike Ilardi, Charlie Bogusat, Barry Mendelsohn, Steve Koenigsberg, Mike Freedman, Roger Crook

Start 8:00 pm

End: 8:30 pm

Prepared by: Steve Koenigsberg

Discussion:

Review of Maintenance activities:

Building Lifeguard Stands / Refinishing Picnic Tables / Plowing parking lots / Repairing Circus pool propane tank enclosure / Cutting down tree where new dock will be installed.

Discussed review of Energy Saving Program by converting all WML lights to LED – the program was found to be very expensive with not enough return to do all at once. Kurt and Maintenance staff have already been doing this work location by location and will continue.

Discussed electrical issue at Tennis / Basketball Courts by Afield. The project will be expensive as the entire wiring panel needs to be replaced and wires rerun to lights. Discussion on holding off to see if we can combine with new Tennis Court proposal so that electrical lines can be run under ground. This would mean no lights at Tennis Courts or Basketball Courts this season. To be further discussed with the Athletics Committee.

No motions this month

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 2/2/2022

Attendees: Scot Desort, Mike Stocknoff, Mike Ilardi, Charlie Bogusat, Barry Mendelsohn, Steve Koenigsberg, Dan Grant, Mike Freedman, Kristen Neu, Lil Sweet, Roger Crook

Start 7:21 pm

End: 7:43 pm

Prepared by: Steve Koenigsberg

Discussion:

Review of Maintenance operations for winter

New Trailer is cleaned and looks amazing – Charlie contacting printing company to add logo

Discussion on service contracts for boilers / heat / air conditioning. Charlie will put together master list of which companies have contracts for which equipment and when contracts expire so office / maintenance have for reference. Discussion on whether to try to get one company to service all – but agreed that certain companies have specialties and makes sense to have best vendor for each type of equipment. Contract run for 12 months at a time but do not all expire at same time.

No motions this month

Approved by: Roger Crook-OIC

House Ops Meeting – 1/5/2022

Attendees: Joanne Machalaba, Scot Desort, Mike Stocknoff, Pat Degnan, Mike Ilardi, Charlie Bogusat, Barry Mendelsohn, Steve Koenigsberg, Dan Grant, Mike Freedman, Kristen Neu, Lil Sweet, Bob Fehon

Start 7:39 pm

End: 7:50 pm

Prepared by: Steve Koenigsberg

Discussion:

Review of Maintenance operations for winter

Finished leaf cleanup / Plow installed on truck

Flat roof project at Camp Art Building/Bathroom proceeding

Motion to hire NJ Mechanical for 2022 Service of Kitchen/Bar equipment

Approved by: Roger Crook-OIC