

House Ops Meeting – 12/10/24

Attendees: Mike Stocknoff, Scot Desort, Roger Crook, Steve Koenigsberg

Start 7:48: pm

End: 8:15 pm

Prepared by: Steve Koenigsberg

-Leaf cleanup continues. All facilities in good shape.

-Regular winter project planning in motion

-Kurt has requested that we switch from paper towel dispensers to electric hand dryers in bathrooms in clubhouse. The amount of garbage in the bathrooms after events is a continual problem and clogs caused by paper towels that end up in toilet bowls. Kurt would also like to remove the large metal wall mounted garbage bins from the bathrooms. They require regular maintenance from the rust caused by the water dripping on them.

We have received quotes from electricians to supply and install Xlerator Hand Dryers, Model H-4529 in graphite.

Kurt has requested we overspend on line 517.09 as line 517.06 will have more than enough funds to cover the cost so that the House Operations budget will not be overspent.

Contractor says work can be finished before deadline to use funds from 2024 budget.

Approved by: Roger Crook-1st VP

House Ops/Maintenance Meeting Minutes: 11/12/2024

Attendees: Mike Ilardi, Roger Crook, Steve Koenigsberg, Kristen Neu, Scot Desort, Mike Stocknoff, Mike Freedman, Mark Kempner

Start 7:55: pm

End: 8:16 pm

Prepared by: Steve Koenigsberg

-Dixon repair of oil furnace blower. Work completed

-Voted to approve renewal of Malachy Service contract.

-Voted to approve replacement of doors on camp building with Hilberg. Money to come from CC. Hilberg has already replaced all the doors at beach buildings and camp bathroom building by pool. This completes this project.

-Voted to approve Markovski to remove 3 trees and grind stumps at Beach 1 concession stand in preparation for the deck project. Money to come from line 525.02
Cost not to exceed \$2,700.00

-Discussed current work by Kurt and Bill. The facilities all look amazing with fall work being done. All beach docks have been pulled – boat docks to be done soon.

Three motions this month. Malachy, Markovski and Hilberg.

Approved by: Michael Ilardi-OIC

House Ops Meeting – 10/2/24

Attendees: Charlie Bogusat, Mike Ilardi, Michael Lynch, Pat Degnan, Roger Crook, Steve Koenigsberg, Kristen Neu, Dan Grant, Bev Nemiroff, Alan Zenkert

Start 9:02 pm

End: 9:15 pm

Prepared by: Steve Koenigsberg

Discussion on Gazebo Roof repair. Charlie has been able to get one estimate from a roofer company, others are not available to supply a bid due to availability to do the job. Charlie is going to reach out to some other companies like Amish Mike's Sheds to see if they can do the work or recommend contractors that can.

Discussion on stump clearing work to be done.

FYI for Markowski to do the work at the Clubhouse, A-Field Tennis Courts, Drum Pool. Total cost \$1,000.00 plus tax. Money to come from line 517.06.

Fall Maintenance work continues with Kurt and his team preparing grounds for winter, seeding and clearing debris. Also landscaping work done at the Club house.

No Motions this month

Approved by Roger Crook-OIC

House Ops Meeting – 9/4/24

Attendees: Mike Stocknoff, Charlie Bogusat, Mike Ilardi, Michael Lynch, Pat Degnan, Roger Crook, Steve Koenigsberg, Kristen Neu, Michael Freedman, Dan Grant,

Start 8:00 pm

End: 8:15 pm

Prepared by: Steve Koenigsberg

- Charlie getting bids to repair Gazebo Roof on Clubhouse lawn
- Charlie getting bids for tree work for Clubhouse and Drum areas
- Charlie getting bids for Clubhouse Roof leak repairs

No Motions this month

Approved by: Roger Crook-OIC

House Ops Meeting – 8/7/24

Attendees: Mike Stocknoff, Scot Desort, Charlie Bogusat, Mike Ilardi, Michael Lynch, Pat Degnan, Roger Crook, Steve Koenigsberg, Kristen Neu, Barry Mendelsohn, Dan Grant, Patrizia Trento, Beverly Nemeroff

Start 7:45 pm

End: 8:14 pm

Prepared by: Steve Koenigsberg

- Discussion on needs for furniture repair / replace in Clubhouse
- Kitchen needs a deep clean / steam cleaning
- Budget discussion
- Charlie getting bids for roof repair to handle leaks – these are areas of roof not touched during Clubhouse renovation

No Motions this month

Approved by: Roger Crook-OIC

House Ops Meeting – 6/5/2024

Attendees: Mike Stocknoff, Charlie Bogusat, Mike Ilardi, Michael Lynch, Pat Degnan, Roger Crook, Steve Koenigsberg, Kristen Neu, Joanne Machalaba, Mike Freedman, John Zito

Start 8:15 pm

End: 8:37 pm

Prepared by: Steve Koenigsberg

-General update on condition of facilities – Kurt and team doing an amazing job

-Steve to send note to have newsletter post on new bottle fill station at Beach 1 – and to thank Kurt and team for install

-Preschool plumbing issue. Roto-Rooter was out to clear the clog. Charlie will have them back to put a camera down into the sewer line to see if there is an obstruction issue to deal with in the street.

No Motions this month

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops/Maintenance Meeting Minutes 5/1/2024 Open 7:58 PM Closed 9:12PM

In attendance: Mike Ilardi, Joanne Machalaba, Charlie Bogusat, Mike Freedman, Mike Lynch, Mike Stocknoff, John Zito, Barry Mendelsohn, Roger Crook

1. Committee reviewed 3 bids for 2 new tires for Ford Utility truck and chose Freeway Automotive at \$885.00
2. Front walkway is completed ahead of time and on budget. Many compliments have been rec'd. We were able to obtain another 20 square feet of pavers & installation alongside the ramp to the deck at NO additional charge.
3. Waste Mgt has sent us a monthly pricing increase for garbage collection in the amount of \$ 362.00. A committee member will review potential options with Ryan in the office and work towards reducing this hit to the budget as it may cause an overspending of the budgeted line for 2024.

Submitted by: Roger Crook-OIC

Approved by: Michael Ilardi-President

House Ops Meeting – 4/3/2024

Attendees: Mike Stocknoff, Charlie Bogusat, Scot Desort, Mike Ilardi, Michael Lynch, Roger Crook, Steve Koenigsberg, Kristen Neu, Joanne Machalaba, Barry Mendelsohn,

Start 8:30 pm

End: 8:55 pm

Prepared by: Steve Koenigsberg

- Club House walkway project is underway
- Maintenance is putting together wooden signs for Preschool
- Discussed duct work issues in ballroom between furnace and A/C – Scot Desort to review with Charlie
- Maintenance is working on all preseason jobs; docks / swim lanes / etc
- Charlie working to address the water leaks from roof – in contact with contractor
- Deck repair project is almost done, only railings by bar still to be completed
- Parking lots are ready to go – waiting on contractor

No Motions this month

Approved by: Roger Crook-OIC

House Ops Meeting – 3/6/2024

Attendees: Mike Stocknoff, Charlie Bogusat, Scot Desort, Mike Ilardi

Start 7:30 pm

End: 8:00 pm

Prepared by: Steve Koenigsberg

Kurt & Bill prepped & painted inside the Drum Pool building.

They have also cut back the overgrowth between the Beach 2 parking lots as well as cut down the trees in the way of the tennis court project.

The deck substructure has been repaired & now waiting for sections of new railings on the south side of the building.

An emphasis has been placed on the tennis court project.

Waiting for lavatory stalls for the pre-school.

Jimmy is addressing the pre-school forced air supply & return flow.

Following up on parking lot paving projects and Clubhouse walkway start dates.

No motions this month

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 2/7/24

Attendees: Steve Koenigsberg, Charlie Bogusat, Barry Mendelsohn, Mike Freedman, Mike Lynch, Kristen Neu

Start 7:15 pm

End: 7:50 pm

Prepared by: Steve Koenigsberg

- Leak repair needed for Clubhouse roof – these are the two peaks that were not worked on during the full exterior renovation. Charlie reaching out to Spartan Construction to address.
- Update on deck repair. Contractor is working to replace beams under deck that need replacing.
- Charlie addressing needs to change duct work in preschool building.
- Parking Lot Services contract being taken care of so work can start as soon as contract is ready based on weather/temps.
- Markovsky is waiting on weather to begin Clubhouse lawn walkway project.
- Charlie working on estimates/designs for tennis court lighting.
- Kurt has changed all 18 Clubhouse driveway and dam lights to LED's.
- All ballroom chairs have been cleaned and sprayed with protective coating.
- Wainscoting in the ballroom has been painted.
- Lifeguard tables have been painted.
- Brush removal at beach 2 lot is ongoing.
- Discussion on adding a surge protector system to the Clubhouse – waiting on specs from vendor on what would be needed / cost to purchase and install.
- No motions to present this month.

Approved by: Michael Ilardi-President

House Ops Meeting – 1/3/24

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

Start 7:22 pm

End: 7:34 pm

Prepared by: Steve Koenigsberg

-Discussed outstandings on Preschool building work. Contract is just waiting on bathroom partitions to come in.

-Discussed Clubhouse deck repairs. Contract is coming in to see if they can repair the beams under the deck without having to replace the deck.

-Parking Lot Project: Discussed the submissions. Motion passed to select Parking Lot Services for an amount not to exceed the amount passed by community of \$175,000. Charlie to contract with vendor once motion passes to ensure we are on schedule for early in the spring to be sure work is done before summer season. Charlie is also to work with the vendor to see if any savings can be generated from all locations being done under one contract.

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC