Housing Ops / Maintenance Meeting - 3/4/20

Meeting started 6:05pm

In attendance: Steve Koenigsberg, Lillian Sweet, Barry Mendelsohn, Michael Ilardi, Charlie Bogusat, Roger Crook, Mike Stocknoff, Stu Kipilman, Bev Nemiroff, Michael Freedman

Updates Discussed:

-Fridge in kitchen has freon leak – proposal to upgrade coming in for review

-New Pontoon boat built and looks amazing

-Kieran Lynch donating LED lights and labor to install in Preschool - to be done when school is not in session

-JCP&L grants are not available to insulate the Club House – they reviewed all energy records to consider but we did not qualify

-Maintenance finished cleaning out the attic

-Proposals to insulate the attic are being bid out now – blown in insulation

-Permit for Car Port project due on 3/5

-No Permit required for window project

-Furnace at A-Field needs to be replaced – motion submitted

-3 Bids received / Recommending Dixon based on bid and past service levels

-A-Field bridge update

Jimmy Concrete working with Ferrero Engineering to make sure design is workable

-New Carpet installed in Gold lounge and Trophy room – looks amazing

-New couches delivered to Gold Lounge by Mike Stocknoff

Project updates:

-Club House Replacement Window Project update

-Discussed score of project. Charlie did extensive research with companies and EPA to investigate concerns raised by resident regarding Lead Paint. Charlie was able to confirm with the EPA that the Lead Paint rules do not apply to the Club House as it is not a residence. Also, as the window are replacement windows with the work being done from the “outside in” that there will bevno disruption to the interior walls/paint. If there is any disruption to the interior during the work – the contactor certifies they will take any and all necessary abatement measures. During project – the interior weight wells of the windows will be insulated. Motion already passed to proceed.

Meeting Adjourned at 6:36pm

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC