Attending Members: Carl Chorba, John Dabney, Scott Kissell, David Lusty (VCDD Liaison), Jim Allen, Jerry Flood

Resident Guests: Steven Kleinglass

Absent: Debbie Gericke, Boris Yoffe

Discussion Topics:

A. Call to Order: Chairman Mr. Dabney called the meeting to order at 9:00 A.M. He declared that a quorum was present. All parties introduced themselves.

B. Additions or Deletions to the Agenda: Carl Chorba presented the following additions:
   1. Overhead Fans in the Fitness Center
   2. Outside Lighting at eastern corner of Fitness Center for nighttime use.
   3. Replacement of water coolers in the Fitness Center with moving and installation of the regulation height water fountain inside the center (a cost saving feature).
   4. Landscaping at the River Club (See management report)

C. Approval of minutes from prior meetings: Carl Chorba, acting as Secretary for Boris Yoffe, asked if there were any changes to the February 5, 2018 meeting minutes. There were none. The committee approved these minutes.

D. Old Business: Old Business:
   1. Interior Design: Steve Kleinglass provided the following updates:
      i. Two presentations by the bidders were made to the community on February 22nd. Ninety per cent of the community comments were favorable on the overall project; ten per cent were unfavorable.
      ii. The committee presented its recommendation for the Noller group bid to the VCCD at its February 26th meeting.
      iii. The committee’s work is 95 per cent complete but work is still needed to bring the overall project within the budget guidelines. There are some outstanding issues on sound abatement, lighting, accessories and art work.
      iv. On March 12th the committee will meet with Noller’s sound attenuation engineer
      v. The Noller group will provide its final package within budget guidelines to the design committee which will be sent to the VCDD for approval of the contract.
   2. Outside signage updates: Scott indicated additional stand-alone signs with contact information for residents to register complaints/concerns about resident and guest non-compliance of the rules are in place (see Pool Monitor).
   3. Hiring of Pool Monitor: Scott indicated a person was hired and quit within a day to address non-compliance issues on weekends. The most significant infractions are:
      i. Beverage and food usage inside the four foot perimeter of the pool; and
      ii. Reserving of chairs and chaises lounges with towels when no one is using them.
      iii. Scott has considered one of the food runners serving this function but is exploring other options.
         1. His goal is to have someone in place no later than the Spring Break.
      iv. The committee felt that a large part of the problem was attributable to guests and part-time renters. The last is particularly a concern with properties in foreclosure with constant turnover with renters of the individual
property. Scott was directed to ask the VCCD attorney whether there was any recourse by turning off the card access privileges in these instances.

1. The new entry system (RFID vs. clickers now in place) is believed to also, partially, address this issue as these renters will have to enter the community via the guest lane at the gate. Because they must sign in we will have a record of who these renters are.

4. **Fitness Center:**
   i. **Overhead Fans:** Scott reported an electrician is coming out to assess placement. Overhead fans will not work because of the A/C operates in the facility. Two wall mounted 30” oscillating fans have been ordered and should be in shortly. These fans will be mounted in opposite corners.
   ii. **Outside Lighting at Far Corner of Fitness Center:** This area has no lighting when it is dark and people are exiting the bath facilities or enjoying events. Scott has not had an opportunity to research this and will follow up.
   iii. **Move and Installation of Regulation Height Water Fountain to inside the Fitness Center:** Scott said he needs to follow up on progress. NOTE: After the meeting a work crew was in the process of moving the water cooler from its current location outside the fitness center to inside the facility.

E. **Management Report:**
   1. **Landscaping at the River Club:** Scott said there were many dead plants around the circle by the River Club. He is waiting for the freezing weather period to be over and will attend to this by the end of March

F. **VCDD Report:** David echoed comments by Steve on the Interiors Committee work. No further updates were made.

G. **New Business:**
   1. **Paver Project Proposal for Outside Event Area:** Scott presented two RFQ’s for consideration of this project by our committee. This is a 40’ X 24’ area which abuts, outside, the smaller dining room (where we meet) and the main dining room on the lawn where outdoor events such as weddings is held. He said this would provide additional outside seating for tables and seats for up to 40 people. It would include a grill set up for food and a temporary bar location. Currently the Club has 300+ reservations for outdoor events.
      i. Scott recommended Paver Mac as the low bidder at $7,265 for the project.
      ii. Not quoted — some landscape softening on side nearest to main dining room.
      iii. The committee approved Scott to bring this proposal to the VCDD board.
      iv. Scott was requested to provide a background report on the vendor as to quality and reputation.
   2. **Pool Patio Furniture:** Steve indicated there were several lounge chairs in the back of the pool area where the fabric was ripped along the rails as well as some of the fabric on chairs having darkened areas. Scott said four chairs were redone this season and he will conduct another inventory on condition of the pool chairs.
   3. **River Walk:** Jim said the steps to the deck area overlooking the Myakka had a sign posted “This area closed, Do not proceed” nailed to the walkway which has been up for two weeks.
      i. Jerry and Carl inspected the area, found the sign and called the number posted on the sign. It was the POA office. They were informed the issue is with the railing surrounding deck (which used to be a kayak area) and work is to be done either this week or the week of March 12th to fix the issue. Their inspection found that front part of the deck was also lower than the back half.
   4. **Power Wash:** Jim asked that the tower (main pool side) be power washed as it appears dirty. David indicted the underside of the front portico also required cleaning. Scott will address these two areas.

H. **Next meeting and Adjournment:**
   1. Next meeting April 2, 2018.
   2. Adjourn @ 09:45 a.m.

Respectfully submitted by Carl Chorba acting for Boris Yoffe, Secretary