Attending Members: Carl Chorba, Debbie Gerickie, John Dabney, Scott Kissell, Jim Allen,
Resident Guests: Michael Angerame
Absent: David Lusty (VCDD Liaison), Boris Yoffe

Discussion Topics:

A. Call to Order: Chairman Mr. Dabney called the meeting to order at 9:02 A.M. He declared that a quorum was present. All parties introduced themselves.

B. Additions or Deletions to the Agenda. Mr. Angerame asked to speak on safety in the dining areas. Mr. Angerame spoke on his past experience on safety and fire hazards preparation in public schools. He has attended several recent functions in the dining room including St. Patrick’s and noted a crowding issue in the small dining room. With 40 people (5 rounds of 8) seating was such that egress through the double doors was partially blocked. In another instance, he noted the doors outside of the room was partially blocked by a platform. Mr. Angerame questioned whether residents would be able to egress the room in case of fire and if a fire marshal has been in to survey events as they take place.

The committee welcomed his comments and discussed these issues. Scott Kissel noted that regular inspections take place with the fire marshal outside of actual events. The rated maximum capacity of the facility of 189 is based on room size, egress capability and safety equipment. Our facility has passed those inspections which include working safety equipment and egress through several doors within the total dining area. Additionally, the safety equipment goes through regular checks for working order with the vendor. It was proposed to Scott he review placement of seating and other tables/platforms with dining room management so egress from the small dining room is not impeded.

C. Approval of minutes from prior meetings on April 2nd. Minutes were approved as stands.

D. Old Business:

1. Interior Renovation Update: Scott indicated contracts have been signed and work will kick off on July 9th.
2. Pool update:
   a. Monitoring: Debbie Gerickie said she saw young kids, ages 7-9, without parents, using the hot tub. Scott said that only children 5 or younger are required to have direct supervision.
b. As reported last month Scott said there is only one part-time person (from his staff) on weekends. That discussion included the Committee recommendation to budget and hire pool monitor person for 2019.

3. River Club Paver Project: Scott indicated the project is to kick off the week of either June 4th or June 11th. Once completed Scott hopes to see normal business hours for the patio usage beyond outside events. This would include week night music/dining on the patio. He and his staff will continue to brainstorm ideas.
   a. Other: Scott is pursuing purchasing fans for outdoor usage on the paver area.

4. Fitness Center Fans/Floor Damage from Water Cooler Installation:
   a. Scott said the fans have finally been installed. The delay was caused by trying to get the correct size fans and electrical hook ups required.
   b. An insurance claim has been filed against the installer for the damage caused to the floor. Re-finishing of the floors is slated for the shut down in June with the successful claim against the insurer.

5. Landscape and Exterior Building Issues:
   a. Scott said the palm trees by the pool needing trimming will be scheduled.
   b. Debbie Gerickie Brought up two issues: 1) Dead/dying hawthorn bushes which are near the street side of the tennis courts. 2) Building maintenance of cracks and caulking.
      i. Scott said Kareen usually handles general landscape issues, but if it is within the FAC areas of responsibility he will bring this up directly. A walk around after the meeting adjourns is scheduled (see New Business).
      ii. Scott will review with Debbie the exterior building maintenance issues with a walk around (see New Business).

6. Exterior Lighting Outside Fitness Center (near the exterior door): Scott has found a photo sensor which can be hooked up to the electrical system. The committee approved a recommendation by Carl Chorba for purchase and installation of the photo sensor system.

E. Management Report:

1. Front Door Re-finishing: At the last meeting FAC members suggested it could be done within the scope of painting project that is already in planned. Scott said replacement doors would be cost prohibitive so refinishing is scheduled for July 19th as part of the paint project.
2. Scott said the entrance area to the pool from the parking lot has juniper bushes which are past the end date. He is looking for replacement flowering plants and bushes.
3. Scott reported the following financials for the River Club:
   a. New business for the October-March period was +$91K versus <$1,841>.
   b. Non recurring business expenses: Total yearly budget is $86K. October-March actual is $20K versus budget of $44K. However, additional facilities requests will incur another $25K.

G. New Business:
1. Cover for the Handicap Lifts in the Pool and Hot Tub areas: These are worn and should be replace. A walk around after the meeting confirmed this and Scott will look into replacement.

2. Painting/Caulking/Landscaping Walk Around (after the meeting adjournment):
   a. Landscaping Surrounding the Tennis Courts and Drive Way Entrances to the River Club: Scott, Debbie, Carl and John inspected the landscaping. It was agreed the dying hawthorns lining the tennis courts could be removed without replacement to give a neater appearance.
   b. Several areas on the driveway lining the tennis courts and in the median were also noted: Bird of Paradise plants in median could be to give a cleaner, less obstructed view. Dead/dying Hawthorn bush removal is recommended.
   c. Round about in front of the entrance into the River Club: Too many green bushes gives a dull appearance. It also hinders watering of the grass in those areas surrounding the bushes. It is recommended consideration be given to pulling some of the bushes and planting flowering plants/bushes.
   d. Painting/Caulking: The walk around the River Club building showed several hairline cracks on the walls and columns as wells as the need for caulking to be done. Scott said he didn’t think outside painting had been done since he came on board. The committee recommended this be done to give the building a fresher appearance.

H. Next meeting and Adjournment:

   - Next meeting on June 4, 2018.
   - Adjourn @ 09:45 a.m.

Respectfully submitted by Carl Chorba on behalf of Boris Yoffe, Secretary