

BUILDING & GROUNDS COMMITTEE

MARCH 2, 2015

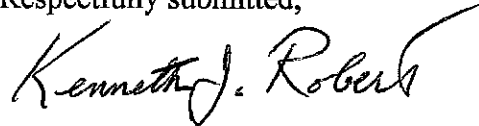
MEETING MINUTES

1. 10:00 A.M. ROLL CALL - Present were Charlie Worden, Diane Young, John Lancia, Gloria Stark, Dan Mahoney, Ken Robert and John Tarnowski. Also present were Janet and Glenn Sherondy, Fran Dickey, Ina Stark, Dave Churchill, and Larry Dobson.
2. SAFETY COMMITTEE REPORT – Chairman Dan Mahoney continues to witness speeding and stop sign violations throughout the Park. The problem is on-going and doesn't seem to be getting any better. Suggestions from the Committee included the threat of installing speed bumps to insure compliance; or expanding the authority of either the Safety Committee or Compliance Committee to produce a plan to impose fines in accordance with the enforcement remedies already established in the Park's Rules and Regulations. This would include having some sort of immediate notification followed by a written warning to the violator. The suggestions will be submitted to the Board of Directors.
3. PARK SECURITY PROJECT – The “area under surveillance” signs have been put in place. The first estimate for camera installations was deemed to be too expensive, so the project has been put on hold. The Park Manager will continue to seek other estimates which are more in line with the Park's budget.
4. WATER SHUT-OFF PROJECT - We have an estimate from McDonough Plumbing to install potable and non-potable water shut-offs along Center Street - \$9,986.00. Chairman Robert suggested John Tarnowski, once again, solicit another bid. If he cannot get someone else to bid, then we should move forward with McDonough Plumbing.
5. PLAN FOR DRAINAGE IMPROVEMENTS – We have received a “first phase” plan from Charlotte Engineering & Surveying. The corrective action would be considered a “repair” and would not require D.E.P. review and D.E.P. permitting. This work would start at the West side of 7th Street and proceed under Outer Drive to the outfall into Alligator Creek. Charlotte Engineering also suggested we replace the pipe under 7th Street and install a drop-inlet on the East side of 7th Street. Depending upon costs this work could be done concurrently or in two stages. We are awaiting estimates from Sunland Paving.
6. It was announced that we have a new part-time maintenance employee, Buzz Lewandowski, who will be working 3 days one week then 2 days the following week.
7. We have an estimate from Milazzo's Landscaping to install pavers between the swimming pool, and the barbeque grill area to create a patio seating area - \$8,750.00. We are awaiting further estimates.
8. BOAT YARD ENTRANCE – The entrance to the Boat Yard is eroding and the cement on which the sliding gate travels is broken-up. We have a reasonable bid of \$2,100.00 to install a concrete ramp and repair the gate slab. The Committee voted unanimously to go forward with the project.

9. Mrs. Janet Sherbondy noted that there is a problem of standing water between units 20 & 21 whenever it rains. Chairman Robert said Park Management will take a look at it and get back to the Sherbondy's on a resolution.
10. Ina Stark said she is still receiving complaints about the speaker system in the Social Hall. Chairman Robert stated he requested funding for system upgrades in next year's budget.

The Committee concluded it's final meeting at 10:45 A.M.

Respectfully submitted,

A handwritten signature in black ink that reads "Kenneth J. Robert". The signature is written in a cursive style with a large, sweeping initial "K".

Kenneth J. Robert, Chairman
Building & Grounds Committee