

# RECREATION CENTERS OF SUN CITY, INC.

## Properties Committee

November 27, 2018

Chair Dale Lehrer called the meeting to order at 9:00am at the Lakeview Center Board Room.

**Present:** Chair Dale Lehrer, Co-Chair Jerry Walczak, and Committee Members Fred Davis, Bob Elston, Edna Gillis, Dave Pedersen, Bill Hill, Brian Hoepner, Linda Porto, Mark Piltingsrud, Mike Blachut, Keith Lee, Sill Senter

**RCSC Staff:** Assistant General Manager Chris Herring, Centers Operations Manager Barry Masloff

**Guests:** RCSC Board Candidate Kat Fimmel

**Approval of Prior Meeting:** The Meeting Summary for June 26, 2018 was approved as presented.

Chair Lehrer presented the “Properties Committee Summary for 2018. This trending data quantifies and tracks the percentage of problems identified by inspectors as repeatable problems from total of problems identified. Data was analyzed by facility as well as aggregated under North and South Supervisors. In 2018, the North facilities averaged 6% repeatable rate. The South facilities averaged 23%. The goal of tracking this data is to better track action taken by management once a problem has been identified.

Assistant General Manager Chris Herring and Centers Operations Manager Barry Masloff presented a new computerized report giving inspectors enhanced feedback on reported problems. The report also shows inspectors items that have been identified but may require capital expenditure to resolve thus requiring budgeting. These items will be identified as “Decline/Duplicate”. If there is a “Decline” status on the report, there will be an explanation included. This is to eliminate confusion in communication. Please make sure that previous requests are not duplicated or repeated after the items have already been addresses or declined. Management is making a more concerted effort towards communicating the status of work orders. Discussion also included the high percentage of repeatable problems on the grounds (i.e. Lakeview Hill). Barry will investigate.

The Committee was asked if they would prefer email of the new status reports before the meeting or paper status reports at the meeting. The Committee preferred a paper copy at the meeting.

**Inspection Reports:** Reports on all the recreation centers and golf properties were returned and discussed with actions taken/completed or taking place. All items on the reports were reviewed and notations were made.

Major concerns were:

- Possible conversions of tennis courts to pickle ball courts.
- Water leakage at Sundial, Fairway and Oakmont.

- Pool decking at Marinette will take place July of 2019
- Pigeons and pigeon waste are a problem under the solar panels.
- The barbecues at Sunbowl need to be removed.
- Sun City site at Grand Aves permits are to be registered in February and completion in the 4<sup>th</sup> quarter of 2019.
- Chair Lehrer wants to include inspections of all maintenance buildings.

**Adjournment:** The meeting was adjourned at approximately 10:02am.

**Next Meeting:** The next Committee meeting is March 26, 2019 at 9:00am – Lakeview Board Room

Respectfully Submitted,

Keith Lee, Secretary