

RECREATION CENTERS OF SUN CITY, INC.
Properties Committee
November 30, 2021

Chair Dale Lehrer called the meeting to order at 9:00 am at the Lakeview Social Hall 2.

Present: Chair Dale Lehrer, Co-Chair Steve Collins and Committee members Mike Blachut, Larry Freeman, Brian Hendrix, Brian Hoepner, Judy McClelland, Sharon Wieck, Candy Ruggiero, Bob Doll, Chuck Moore, Ed Van Ness, Joe Brouch, Andrea Day, Mike Ege, Steve Oaks, Lori Ellingson, Nancy Bau.

RCSC Staff: Buildings & Infrastructure Director, Mike Wiprud, Facilities Maintenance Supervisor Ray Davis, General Manager, Bill Cook.

Guest: RCSC Board President, Sue Wilson, and Board Candidates Kat Fimmel, Allen Lenefsky, and Stella Van Ness.

Announcements: Chair Lehrer asked all inspectors to pick up a copy of the 2022 calendar if they did not already have a copy. She also passed around the roster and asked everyone to review their information and make corrections if necessary. She then turned the meeting over to Co-Chair Steve Collins.

Approval of Prior Meeting: The Meeting Summary for June 29, 2021 was approved as presented.

Inspection Reports:

Bell Center – Report by Sharon Wieck and Brian Hoepner. Concerns included the loose railing on the Bell fitness pool, laminate in the Shuffleboard area. Work orders have been assigned.

Mountain View – Report given by Steve Oaks. Concerns included small cracks in the Pickleball courts playing surface and tears in the minigolf carpeting.

Marinette – Report by Chuck Moore. All concerns were addressed.

Riverview – Report by Brian Hendrix. Work is in progress regarding drinking fountains.

WC/WB – Report by Brian Hendrix. Work orders are in place and corrections are being made. Many of the bridges in need of replacement have been ordered.

Sundial – Concern regarding Pool Railing has been addressed.

Lakeview Center – Report by Larry Freeman. Concerns included Cool Decking. Repair is in the 2022 budget. Work orders are in place for all other concerns.

Lakeview Hill – Report by Judy McClelland. All areas of concerns have work orders and are being addressed. The Dock issues will be corrected with the Lake repairs in 2022.

Lakeview Lanes, Mini-golf, Auto Club and Administration Building – All areas of concern have work orders in place for repairs except the Tennis courts. Tennis courts are being considered for temporary Pickleball Courts during the Mountain View Project.

Mountain View – Several work orders were issued. Inspector wants to know how to get the status on the work orders. Mike Wiprud will work on a solution.

Lakes East / West – Report by Brain Hendrix. All areas of concern were addressed in the month of October.

Fairway- Report by Ed Van Ness. There were 2 repeat concerns. One was corrected and the other is a concern regarding the Cool Decking around the pool. Management is aware of the problem and will address temporarily with rugs etc. A corrective action will be a capital budget concern in the future.

Oakmont – Report by Andrea Day and Nancy Bau. All concerns have work orders and are being addressed.

North GC- Report by Brian Hendrix. There were 2 repeats in this report. Both have been addressed and corrected. There were two issues that were forwarded to Brian Duthu. These issues were not addressed.

South GC – All concerns have work orders and are being addressed.

Quail – Report by Brian Hendrix. One hazard reported. All issues have work orders and are being addressed.

Sunbowl / Ball Park –Report by Phil Cea and Mike Ege. All concerns have been assigned work orders and corrections are proceeding. The inspectors suggested that all electrical outlets on the outside of the buildings be turned off when not in use by RCSC. This will be directed to RCSC management for consideration.

Adjournment: The meeting was adjourned at approximately 10:30am.

Next Meeting: The next Committee meeting is March 29, 2022 at 9:00am – Lakeview Social Hall 2.

Respectfully Submitted,

Dale Lehrer
Chair, Acting Secretary