

# Properties Committee Meeting

November 29, 2022

Co-Chair John Nowakowski called the meeting to order at 9:00am in the Lakeview Social Hall 2.

**Present:** Co-Chair John Nowakowski and Committee Members Brian Hoepner, Candy Ruggiero, Larry Freeman, Phil Cea Jr, Joe Brouch, Bob Doll, Judy McClelland

**RCSC Staff:** Director of Buildings & Infrastructure Mike Wiprud; Custodian Manager Barry Masloff; Director of Golf and Grounds Brian Duthu; B & I Coordinator Bruce Lee; Facilities Maintenance Supervisor Ray Davis; Corporate Receptionist Deborah Haith; former Corporate Receptionist Karen Gangelhoff and General Manager Bill Cook

**Guest:** RCSC Board Candidate Jean Totten, RCSC Board Treasurer and Candidate Darla Akens

**Absent:** Chair Mike Ege, Secretary Ed Van Ness - Candy Ruggiero volunteered to act as Secretary

**Approval of Prior Meeting Summary:** The meeting summary for June 28, 2022 was approved as presented.

**Statement of Centers:** Statement from Barry Masloff, saying it is starting to get busy again with more residents returning for the winter months. The Centers are looking good due to the diligence of the Staff. No Quarterly Completion Report is available at this time. It will be completed by Deborah Haith who is taking over as Corporate Receptionist for Karen Gangelhoff.

Karen was thanked by all the Committee members for her many years of service and support to the Committee.

## **Review/Discussion of inspection reports:**

**Bell Center** - Report by Brian Hoepner

All areas addressed as listed on report

**Bell Lanes** - Report by Brian Hoepner

Indoor Shuffleboard Tape is worn with a work order in to replace it.

Previously there was no secondary hazard labeling on the bottles of disinfectant. Since then, sanitary wipes have replaced the bottles.

**Grand Center** - David Tessler will be retiring from the Committee.

Candy Ruggiero volunteered to be reassigned to this location starting in January 2023. No current issues reported.

**Marinette Recreation Center** - Report by Joe Brouch

No issues reported.

**Lakeview Center** - Report by Larry Freeman

Ongoing issue of leaks in the spa area were reported. Stains in the urinals in the Men's room is unsightly. This is a corporate location where new homeowners see facilities for the first time. This does not present a good first impression.

**Lakeview Lanes and Mini Golf** - Report by Larry Freeman

Mini golf is in poor condition. Judy McClelland had visited there recently and found several areas in need of fixing. Barry Masloff said he would do a visual inspection today. Mike Wiprud stated there was money in the 2023 budget allocated for the Mini Golf area to be renovated.

Judy McClelland volunteered to take over the inspection of the Mini Golf at Lakeview since she is already in the area doing the Lakeview Hill inspection. All agreed.

**Lakes East/West Golf** – No report

**Fairway Center** – No report

**Oakmont** – No report

**Willow Trades Building** – No report

**Quail Run Golf** - Reported by Joe Brouch

No issues to report

**Mountain View** – No report.

**Riverview Golf Course** - Report by Phil Cea

Fire extinguisher monthly inspection was not documented. There is a vendor who does an annual inspection.

**Willowcreek/Willowbrook Golf**

No issues

**Sundial** – No Report

**Lakeview Hill** - Reported by Judy McClelland

Railing on footbridge has been painted, work order # 22980. **Done**

Cement patching deterioration from previous report (below) will be reviewed but might be put on hold until the lake work is completed.

- Cement on the overlook facing is cracking, work order # 22981.
- Cement on the overlook rear is cracking, work order # 22982.
- Concrete on bridge lifting, work order #22983.

**South Golf Course** – No report

**Sun Bowl / Ball Park** - Reported by Joe Brouch

Could not go inside. Facility Attendant was not available.

Water fountain in the dugout area is not draining properly.

Minor items with work orders were completed.

### **Questions and Answers**

Is there a 2023 Schedule of Inspections? Deborah Haith will email it to the committee members by the end of December 2022.

Is there an updated list of inspection sites and who is assigned to them? Deborah Haith will update the list and email it to the committee

### **Discussion**

No additional discussion

**Adjournment:** The meeting adjourned at 9:30am.

**Next Meeting:** The next Committee Meeting is March 28, 2022 - Lakeview Social Hall #2.

Respectfully Submitted

Candy Ruggiero, Acting Secretary