

RECREATION CENTER OF SUN CITY, INC.
Properties Committee
June 27, 2023

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

Present: Chair John Nowakowski, Co-Chair Steve Collins and Committee Members Larry Freeman, Joe Brouch, Bob Doll, Phil Cea Jr, Bill Senter, Michael Williams, Becky Johnston, and Chuck Moore

RCSC Staff: Director of Buildings & Infrastructure Mike Wiprud; Custodian Manager Barry Masloff; Facilities Maintenance Supervisor Ray Davis; Corporate Receptionist Deborah Haith; and Acting General Manager/ Director of Finance Kevin McCurdy

Guests: RCSC Safety and Compliance Manager Stephany Haholy; RCSC Safety and Compliance Coordinator Greg Dominguez

Absent: Committee Members Brian Hoepner, Candy Ruggiero, Judy McClelland, Sharon Wieck, Patrick Gannon, Shari Spielberger, Rich Lybolt, Steve Oaks, Andrea Day, and Linda Porto. RCSC : Director of Golf and Grounds Brian Duthu; B & I Coordinator Bruce Lee; Facilities Project Manager Matthew D'Luzansky; and Area Golf Course Superintendent Chuck Hyppa

Approval of Prior Meeting Summary: The Meeting Summary of March 28, 2022, was approved as presented.

State of the Centers: Barry Masloff reported that there were no major issues.

Review/Discussion of Inspection Reports:

Bell Center and Lanes – No report, inspection submitted / Sharon Wieck and Brian Hoepner.

Grand Center – No report, inspection submitted / Candy Ruggiero.

Mountain View – No report, inspection submitted / Steve Oaks.

Marionette Recreation Center - Joe Brouch, Chuck Moore- Minor issues resolved. Ongoing issue with pool decking-since warranty issue with original vendor is still in legal. Mike Wiprud shared that RCSC is investigating an alternate vendor.

Riverview Golf Course – Phil Cea, Jr- Minor issues resolved.

Willowcreek/Willowbrook Golf – No report, inspection submitted / Steve Oaks.

Willow Trades Building – Bill Senter- Minor issues resolved.

Sundial – Bob Doll, Chuck Moore- Issues resolved.

Lakeview Center and Lanes – Larry Freeman- issues on report resolved. Other concerns of pool decking and termite tunnels will be added to inspection reports in the future.

Lakeview Hill and Mini Golf – No report, inspection submitted/Judy McClellan.

Lakes East/West Golf – No report, inspection submitted / Patrick Gannon.

Fairway Center – Michael Williams and Becky Johnston-Minor issues resolved. Pool decking needs to be addressed. Emergency lighting in stairway needs to be checked- Ray Davis will address.

Oakmont – No report, inspection submitted/ Andrea Day.

North GC – No report, inspection submitted/Shari Spielberger.

South GC – No report, inspection submitted/Rich Lybolt.

Quail Run – Joe Brouch-No issues.

Sun Bowl / Ball Park – Phil Cea, Jr- Minor issues resolved.

General Questions:

Phil Cea, Jr: Should inspectors write-up fire extinguisher tags that do not have monthly checks initialed? Barry Masloff said yes.

Director Collins: Can showers be acid washed to remove film? Kevin McCurdy will look into this.

New Business: None.

Adjournment: With no further items to discuss the meeting was adjourned at 9:45 am.

Next Meeting: November 28, 2023, at 9am – Lakeview Center Social Hall #2.

Respectively Submitted,

Joe Brouch, Acting Secretary