

RECREATION CENTER OF SUN CITY, INC.

Properties Committee

March 26, 2024

Chair, Connie Jo Richtmyre called the meeting to order at 9am in the Lakeview Center Social Hall #2.

Present: Chair Connie Jo Richtmyre, Co-Chair Kat Fimmel and Committee Members Larry Freeman, Sharon Wieck, Bob Doll, Bill Senter, Randy Hales, Joe Brouch, Andrea Day, Candy Ruggiero, Steve Oaks, and Chuck Moore.

RCSC Staff: Facilities Senior Leader Mike Wiprud; Golf Senior Leader Brian Duthu; Centers Co-Leader Barry Masloff; Centers Co-Leader Angie Bird; Facilities Maintenance Supervisor Ray Davis; Corporate Receptionist Deborah Haith; Safety & Compliance Manager Stephanie Haholy; Safety & Compliance Coordinator Greg Dominguez

Absent: Committee Members Judy McClelland, Brian Hoepner, Shari Spielberger, Rich Lybolt, Phil Cea Jr, Patrick Gannon, Michael Williams, Becky Johnston.

Prior Meeting Summary: The Meeting Summary of November 28, 2023, was accepted as presented.

Safety Update: Safety & Compliance Manager Stephanie Haholy:

- **ADEs:** A second ADE was installed in the upper level at Fairway. Other ADEs have been installed at multiple locations such as the Golf Maintenance areas, Marionette Center. A second ADE is planned for the Mountain View center. An appropriate location is being looked at so it is not unprotected.
- **First Aid Kits:** The First Aid Kits at each of the Centers are being inspected on a monthly basis by the vendor. Question was asked if the Property Inspectors needed to check those like we do the Fire Extinguishers? Stephanie said it was not necessary. It was suggested that a tag be put on the First Aid Kits where the vendor has to note the inspection date. This way the Property Inspector can just take a quick look at it to make sure it was done.
- **First Aid & CPR Training for Staff:** Sun City Fire & Medical will be conducting First Aid & CPR training for RCSC staff next week.
- **Oakmont Center Security System:** Token distribution has begun for access to the Oakmont Center. The token will be affixed to the back of the Members RCSC photo card. As other Centers are brought in to this security system, the Member will have that added through the computer system. Multiple tokens will not be necessary. Tokens can be obtained in the Club Office new location in Building B at Oakmont.

State of the Centers: Barry Masloff and Angie Bird gave an update on the status of the Recreation Centers and commented they are all in good shape. Barry announced the restructuring of site Supervisors. Each site will have its own dedicated Supervisor. A list of the changes will be distributed to the Property Inspectors.

Review/Discussion of Inspection Reports: Several of the Property Inspectors said it would be helpful to have the updated Work Order Report to check on the status of the items listed in their Inspection Report. Deborah Haith will send out the report that Ray Davis was citing to all the Inspectors.

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Bell Center and Lanes – Sharon Wieck reported there were some Work Orders with no notations.

- Ray Davis said the leak in the roof by the library area was fixed and subsequent painting is being scheduled.
- Damaged molding reported in the table tennis area still needs to be looked at. Pool and fitness outdoor shower is fixed.
- The rust issue with the pillars is not a work order issue; but a design issue problem & is being worked on.

Grand Center – Candy Ruggiero reported the one line item from the last inspection report has been addressed. The leaking / broken faucet was replaced with an industrial grade facet to curtail the multiple breakage in the past.

Mountain View – Steve Oaks reported that he understood the balance of repair / replace issues were being addressed in areas that make sense given the remodeling project is still in limbo. Overall, the Center is doing well.

- Ray Davis will look at the issue of the overhang at the pool.
- Light fixtures are being replaced as needed with LED lighting.
- Pickleball court repairs: The surface cracks, although not a safety hazard, are more an esthetic issue and the lines need repainting. Steve asked if there could be a compromise and just have the lines repainted for now just to spruce up the courts.

Marinette Recreation Center – Joe Brouch and Chuck Moore reported that a new surface was done in the shower area. Discussion continued with Mike Wiprud that there is still research being done as to what decking would be best for the pool areas that would withstand the heat of the Summer. So far, going back to the Cool Deck product seems to be the best option. Andrea Day commented that she had seen another surface product at a nearby resort, Cibola Vista, that had beautiful decking and suggested finding out what that product was.

Riverview Golf Course – it was reported that the restroom toilet had been fixed.

Willowcreek/Willowbrook Golf – Steve Oaks commented on the need for painting. This is a budget issued and will be addressed. Steve also reported that the pavement striping in the Golf Cart area should be looked at. There are also signage and lighting issues to be looked at in the parking lot.

Willow Trades Building – Bill Senter - nothing to report.

Sundial – Chuck Moore reported commented that the Center was in very good shape. A Club sign has been removed but nothing has been done yet to finish it off esthetically.

Lakeview Center and Lanes – Larry Freeman reported a dead tree limb at the front of the property. GM Matthew D’Luzansky said that he is having all the Centers looked at for any dead foliage. Trimming and cutting will be done by the end of May. He asked the Property Inspectors to keep an eye out for situations of dead foliage and report anything they see. Not only is this an appearance issue, it could also be a safety issue. Chair

Richtmyre commented that she was concerned about that dead limb being by a chemical area and that it didn't die because of a chemical leak.

Larry also reported that during the Inspections, there was no access to the IT area. He asked if that is something he should be looking at? Mike Wiprud stated an appointment could be made with staff to open the area up. Co-Chair Fimmel said she had been in the area recently and it looked OK.

Lakeview Hill and Mini Golf – Inspection Received, no report at the meeting.

Lakes East/West Golf – Randy Hales reported the mold situation had been fixed. A concern was brought up that the door between the Snack area and the Pro Shop was not secure. It was “taped” open and there were reports of inventory missing. Brian Duthu will look into having one common lock for all accesses to reduce the number of keys that would be put out there.

Fairway Center – Chair Richtmyre reported that she tagged along on the recent inspection. The issue of the delay in the toilets not flushing was looked at and batteries were replaced as needed.

Oakmont – Andrea Day reported the Center was in overall good shape.

- There was a need for weed control and painting touch up in some areas.
- Shower curtains needed to be looked at because of mold and they don't cover the shower opening leaving large gaps between wall and curtain and decided if they should be replaced with the more expensive mold resistant curtains. Barry Masloff will check with the cleaning service to see if that would resolve the mold issue.
- Discussion about the pool covers being a benefit was discussed. The short lifespan (approximately 4 years) and Staff time required to put on and take off each day showed no substantial savings.
- Question was asked if the Property Inspectors should still be looking at the tags on the fire extinguishers to make sure they are current. It was decided yes, they should be looked at as a second set of eyes to ensure the vendor is doing the proper maintenance. It was suggested that a similar tag be placed on the First Aid Kits that was discussed earlier. A second set of eyes on that would be helpful as well.
- Andrea noted she saw a termite train in one of the areas and asked if that is something the Pest Control contractor looked for in the monthly spraying. Barry Masloff said termite control was a different process but should be reported that the vendor could take care of it.
- There was a question as to the effectiveness of the filter in the pool being beneficial to the swimmers. There were mixed opinions. In general, the feedback from swimmers was positive.
- Concern about benches being used by homeless individuals in the area. It was felt that not all the benches should be removed to accommodate people who needed to sit for disability reasons. Additional cameras and the soon to be activated token access should take care of that concern. It will be monitored.

North GC – No report, inspection submitted/Shari Spielberger- new netting was installed.

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

Quail Run – Joe Brouch reported that the hot water heater pressure temperature relief valve piping was in the wall and not visible. Ray Davis said he would go out and look at it.

- The block wall had water damage on the Grand Avenue side. Brian Duthu said adjustments are being made to keep the water from getting to the wall. However, if there is wind along with rain, that would be difficult to control.
- The wall behind Maintenance also needs repair. Possible use of KILZ was discussed or a better product for masonry.
- A painting order has to be put in. RCSC is looking to hire an on-staff painter.

Sun Bowl / Ball Park – Ray Davis reported that the weeds were pulled, and the water fountain fixed. It was agreed that a lot of painting was needed at the site i.e., the light poles. This is a very high visibility site and needs to be spruced up.

Review and Update of Committee Roster for 2024: The Committee Roster was passed around to confirm/update Committee Member information.

New Business: Chair Richtmyre asked all the inspectors to check their site maps as they were doing the inspections to update use and/or room name changes as necessary. She also asked that a copy of the map, for each of the incidents, be included in the Inspection Reports to aide staff in knowing where repairs need to be made.

Questions & Answers: None

New Business: Request for additional inspectors.

Adjournment: With no further items to discuss the meeting was adjourned at 10:20am.

Next Meeting: June 25, 2024, at 9am – Lakeview Center Social Hall #2.

Respectively Submitted,

Candy Ruggiero, Secretary