

**RECREATION CENTER OF SUN CITY, INC.**

**Properties Committee**

**March 25, 2025**

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 John Bressett and Committee Members Larry Freeman, Judy McClelland, Sharon Wieck, Brian Hoepner, Randy Hales, Patrick Gannon, Phil Cea Jr, Candy Ruggiero, Michael Williams, Becky Johnston, Tracy Trepanier, Bob Doll, Steve Oaks, Chuck Moore, Joe Brouch.

**RCSC Staff:** Centers Leader Sam Oatman, Facilities Senior Leader Mike Wiprud, Non-Golf Senior Leader Mike Dirmyer, Golf Senior Leader Brian Duthu, Area Golf Course Superintendent Chuck Hyppa, Facilities Maintenance Supervisor Ray Davis, Maintenance Coordinator Bruce Lee, Sr. Project Manager Jeff Keener, Safety and Compliance Manager Stephanie Haholy, Safety and Compliance Coordinator Greg Dominguez.

**Absent:** Committee Members Shari Spielberger, Rich Lybolt, Andrea Day, Bill Day, Bob Doll, Bill Senter.

**Prior Meeting Summary:** The Meeting Summary of November 26, 2024, was accepted with one change. The footer date needed to be changed.

**Election of 2025 Properties Committee Secretary:** Candy Ruggiero was again nominated and unanimously voted in as Secretary for 2025.

**State of the Centers:** Sam Oatman reported that overall, the Centers are in good shape. He gave kudos to the Center Leaders, Staff and Grounds personnel for their hard work in keeping the Centers in condition.

**Major Projects:** Some of the major projects coming up were discussed including new HVACs in several of the Centers.

**Review/Discussion of Inspection Reports:**

**Bell Center and Lanes** – Sharon Wieck reported:

- Ventilation issues with the Woodworking Club were discussed. Although filters are on a monthly schedule for replacement, the dust issues could be related to the time of day. High usage times in the morning might contribute to more dust than the lesser used early evening usage.
- The Lapidary Club ventilation system -work is out for bids and may reach \$100k in cost. Because there is no money budgeted for that large a project, it was suggested to check with the club to see what they are doing differently to cause the issue.
- In the Bell Bowling Lanes tiles in the bathroom have been replaced. They do not match perfectly, but a complete tile replacement would be very costly.
- The Spa remodeling has started. The area will be rebuilt as a “room” with no particular special set up. It is still undetermined what the space will be used for.

**Grand Center** – Candy Ruggiero reported there were no issues reported during the last inspection. Everything looked good.

**Mountain View** – Steve Oaks and Pat Gannon reported:

- Deterioration of the pool decking was reported again. Because it presents a safety issue, an interim fix is being looked at in anticipation of the remodeling of the Center would include an upgrade to the pool area.
- The restroom by Lawn Bowling showed no current leaks and no moisture found. Remodeling of the restrooms is anticipated within the plans of the entire Center remodeling project.

**Marinette Recreation Center** – Joe Brouch reported no issues at the last inspection.

**Riverview Golf** – – Mike Williams reported:

- Fire extinguisher inspections are not noted on the extinguisher tags by the Maintenance Yard. It was reported that the annual inspection was done on all of them in February. The monthly inspection by Center personnel should also be noted on the tags but has not been done.
- The bridge's concrete footing needs repair due to water erosion. The railings are not stable.

**Willowcreek/Willowbrook Golf** – Steve Oaks reported everything looks in good shape. All the work orders have been completed.

**Willow Trades Building** – Bill Senter was absent.

**Sundial Center** – Bob Doll and Chuck Moore reported:

- The bulge in the wall in the restroom by the pool has been repaired. No leaks or moisture have been noted since.
- The drainage for the emergency shower is not allowing the water to drain away from the wall. Cracks were starting to appear on the wall. Because it is an emergency shower not used too frequently, it was suggested that a squeegee be used to move any excess water, as necessary.

**Lakeview Center and Lanes** – Larry Freeman reported:

- The Center, overall, is in good shape.
- Black marks on the porcelain of the men's urinal continue to appear. It has not been determined what is causing the marks.

**Lakeview Hill and Mini Golf** – Judy McClelland reported:

- The area looks good.
- Judy asked if the concrete table that had been removed was scheduled to be replaced. The table is on the 2026 budget for replacement. She asked if a temporary table could be placed there for people using Mini Golf to put their belongings and drinks on. Management will look into a temporary table.
- There was a tree branch blocking one of the lights that needed to be removed. Other dead bushes and branches were also needing removal. There was no budget for replacement of the bushes. One of the Committee members suggested checking with some of the Clubs, i.e., the Gardening Club or the Clay Club to see if they would be willing to donate plants / items to put in the bare spots. Chair Richtmyre will send a note to the Clubs Presidents with the suggestion.

**Lakes East/West Golf** – Randy Hales reported:

- Handrails on the bridges are rusted through and unstable. The possibility of replacing them was discussed with no funds allocated in the current budget.

- The golf cart cleaning machine continues to break down. It was suggested that management look at the PM schedule to help alleviate the issue.
- The access ladder to the roof has no safety cage. It was determined that because of the possibility of large equipment i.e., HVAC going up to the roof, a cage would not be practical.
- The parking lot, not only by the Pro Shop but in all areas, is in need of replacement. There were funds possibly going into the 2026 budget for repaving the area.

**Fairway Center** – Becky Johnson and Mike Williams reported:

- The Reception Desk has been moved closer to the entrance. However, emergency AEDs are still located in the back where people may not know where they are. Training of personnel and a center map update will show members where they are as well as member training videos.
- The back door handle is broken off. If it is determined it is an exit only, a sign needs to be posted outside the building as well as the inside door and the handle be repaired appropriately.
- A safety issue was noted that there are gas lines outside in the parking area with no barriers protecting them from cars in the parking lot hitting them.

**Oakmont Center** – Andrea and Bill Day were absent.

- It was noted that all work orders had been completed.

**North Golf** – Inspectors were absent.

- The back wall needs to be replaced.
- The netting by the Maintenance Building still needs to be replaced.

**South Golf** – Inspectors were absent.

- All work orders have been completed.

**Quail Run Golf** – Joe Brouch reported:

- The golf course is temporarily closed. The maintenance area is still being used. No inspections will be scheduled until the course is reopened.

**Sun Bowl / Ball Park** – Phil Cea reported:

- The area looks good after the recent painting, parking lot resurfacing and landscaping work.
- He asked if there should be a fire extinguisher in the kitchen area of the Club House. Even though there is a sprinkler system, less damage could be avoided if a fire extinguisher were available to use.

**Review and Update of Committee Roster:** Completed for 2025.

**New Business:** None

**Questions & Answers:** None.

**Action Items:**

- Chair Richtmyre will send a note to the Garden Club and various other Clubs to see if they would be willing to donate items to be placed at the Lakeview Hill in the bare spots being created because of the removal of dead bushes.

- Chair Richtmyer will check with Deborah Haith, Properties Committee coordinator, to see what the process is on communication with key personnel on issues reported on the Center Inspections. It was noted that none of the inspectors forwarded their Inspection Reports to anyone else besides Deborah.

**Adjournment:** With no further items to discuss the meeting adjourned at 10:27 AM.

**Next Meeting:** June 24, 2025, at 9am – Lakeview Center Social Hall #2.

Respectively Submitted,

Candy Ruggiero, Secretary