

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

**Properties Committee**

**November 28, 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, Judy McClelland, Bob Doll, Phil Cea Jr, Patrick Gannon, Bill Senter, Michael Williams, Becky Johnston, Candy Ruggiero, Steve Oaks, and Chuck Moore.

**RCSC Staff:** Director of Buildings & Infrastructure Mike Wiprud; Centers Co-Leader Barry Masloff; Facilities Maintenance Supervisor Ray Davis; Corporate Receptionist Deborah Haith; and General Manager Matthew D'Luzansky.

**Guests:** Board Candidate Connie Jo Richtmyer.

**Absent:** Committee Members Brian Hoepner, Sharon Wieck, Shari Spielberger, Rich Lybolt, Joe Brouch, Andrea Day. RCSC: Director of Golf and Grounds Brian Duthu; B & I Coordinator Bruce Lee; and Area Golf Course Superintendent Chuck Hyppa.

**Approval of Prior Meeting Summary:** The Meeting Summary of June 27, 2023, was approved as presented. GM Matthew D'Luzansky will look into the acid washing of showers to remove film.

**State of the Centers:** Barry Masloff complimented the Custodial Staff in all the Centers for their hard work in keeping up with the multiple meeting set ups and keeping the Centers in good shape. There has been an upswing in activities since Covid and things are back to "almost normal". He specifically mentioned the huge success of the recent Fall Arts & Crafts Festival. Steve Collins made a suggestion for next year's Fall Arts & Crafts Festival. He suggested more chairs be put out for people to sit down.

**Review/Discussion of Inspection Reports:**

**Bell Center and Lanes** – John Nowakowski filled in as the inspector and reported only minor issues in his report. Judy McClellan commented that there were ruts in the new pavement in the parking lot that could pose an injury hazard. John Nowakowski noted that the ruts were caused by a member removing the barricades and driving on the fresh pavement. There is video footage to corroborate the event. There are plans to put a seal coating down next year which should help and the asphalt should settle in to smooth in the ruts.

**Grand Center** – Candy Ruggiero reported no issues from the recent inspection. A Club request was resolved.

**Mountain View** – Steve Oaks reported that the Custodians at the Mountain View Center were doing the best they could to keep the Center in respectable condition pending the planned major renovations/ remodeling.

**Marionette Recreation Center** – Chuck Moore reported that all the work orders have been taken care of. Pool Decking was discussed: update on the issue with the Cool Decking in the Shower area, comparison between Cool Decking and Rubber Rock. Ray Davis explained that Rubber Rock seems to be the better product.

**Riverview Golf Course** – Phil Cea, Jr reported the work order had been completed regarding fire extinguisher inspection.

**Willowcreek/Willowbrook Golf** – Joe Brouch inspected-were no issues to report. Chuck Moore reported that the building needs painting. There was loose gravel on the sidewalk seen this morning which might cause a tripping hazard. It will be taken care of by Maintenance.

**Willow Trades Building** – Bill Senter reported all work orders have been addressed.

**Sundial** – Bob Doll, Chuck Moore reported no issues and commented that the Center was in very good shape.

**Lakeview Center and Lanes** – Larry Freeman asked about the “N/A” comment in the work order section made in his last report about stains on the ceiling tiles in the storage area. He questioned whether it was because it was in a storage area where the general public does not see it. Ray Davis commented that the tiles are so old it may cause a problem to replace them.

**Lakeview Hill and Mini Golf** – Judy McClellan reported on the multiple times she reported crack in the sidewalks all along the walking areas that present a tripping hazard. Ray Davis said there were plans in the 2024 schedule / budget to get the cracks chiseled out and the cement replaced. Patching the cement will only cause more cracking. Lakeview Mini Golf is in good shape. The plastic flags that replaced the frayed fabric ones that were in disrepair is a good improvement.

**Lakes East/West Golf** – Patrick Gannon complemented the custodians for the excellent work they were doing. All issues from the previous report have been addressed. One observation was made about a bulge in the pavement in the parking lot by the Snack Shop that could pose a tripping hazard. Ray Davis said it was on the list for repair and he would look into it this week.

**Fairway Center** – Michael Williams and Becky Johnston reported. Ray Davis will check on the regulations for ADA requirement for the height of the automatic door openers. Becky commented she felt there should be an AED device on each floor of the Center as well as one in the Library. There is only one device located on the first floor. If there is an emergency in one of the other areas, it would take too long for someone to run to get it. She also commented on CPR Training and Certification for staff members at the facilities.

There was an item on her last report regarding cracked tile in the Women’s Locker Room. There is no matching tile available to replace them, but a close match will be looked into.

**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** – No report

**Sun Bowl / Ball Park** – Phil Cea, Jr reported that the timer on the lights in the Sun Bowl parking lot needs to be adjusted. The lights were staying on during daytime hours. There are areas at the entrances that pose a tripping hazard. Ray Davis said it is in the budget and plans that the entire parking lot will be repaved in May 2024. He will look at it to see what could be done in the interim for current events.

Steve Collins announced that as of this morning, the building and fountain at the Ballpark have been taken down.

**General Questions:**

Steve Oaks asked the question regarding the success of the ozone system that was installed in the Oakmont pool. Barry Masloff said he had not received any complaints. Steve asked about the brownish film that was forming on the covers and could that be cleaned? Barry said he would look into it.

Connie Richtmyer asked why it took so long for the door at Oakmont to be fixed (she said it took 3 weeks). Ray Davis replied that the door was not installed properly in the first place and took a longer time for the ADA panel to be fixed.

Patrick Gannon requested management present a report on “Best Practices” vs State Requirements. We are a 55+ Community with unique needs when it comes to risk management (trip hazards and clip codes). Barry Masloff will follow up with Safety and Compliance Manager Stephanie Haholy.

**New Business:** Request for additional inspectors.

**Adjournment:** With no further items to discuss the meeting was adjourned at 10:15 am.

**Next Meeting:** March 26, 2024, at 9am – Lakeview Center Social Hall #2.

Respectively Submitted,

Candy Ruggiero, Secretary