

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

**Properties Committee**

**June 25, 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, Judy McClelland, Sharon Wieck, Bob Doll, Randy Hales, Phil Cea Jr, Candy Ruggiero.

**RCSC Staff:** Facilities Senior Leader Mike Wiprud, Centers Co-Leader Barry Masloff, Facilities Maintenance Supervisor Ray Davis, Sr. Facilities Project Manager Walt Bratton, Safety & Compliance Manager Stephanie Haholy, Safety & Compliance Coordinator Greg Dominguez, Non Golf Senior Leader Mike Dirmyer, General Manager Matthew D'Luzansky.

**Absent:** Committee Members Brian Hoepner, Shari Spielberger, Rich Lybolt, Bill Senter, Patrick Gannon, Andrea Day, Bill Day, Michael Williams, Becky Johnston, Joe Brouch, Steve Oaks, Chuck Moore. RCSC Staff Golf Senior Leader Brian Duthu, Centers Co-Leader Angie Bird.

**Guest:** Board Director Tom Foster.

**Prior Meeting Summary:** The Meeting Summary of March 26, 2023, was accepted as presented.

**State of the Centers:** Barry Masloff gave an update on the status of the Recreation Centers and commented they are all in good shape. Barry said the restructuring of Center Leaders was in place.

**Review/Discussion of Inspection Reports:**

**Bell Center and Lanes** – Sharon Wieck commented on the work order for insulation falling down from the ceiling of the storage room. There was miscommunication that it was a roof problem. It was clarified that it was in the storage room and that RCSC personnel use that room for a break area. Issue will be addressed.

Sharon asked about the ongoing issue of the pool railings coming loose on a regular basis. Facilities Maintenance Supervisor, Ray Davis will make arrangements for the railings to be put on a quarterly PM schedule to be tightened up.

**Grand Center** – Candy Ruggiero thanked Chair Connie Jo Richtmyre for shadowing the inspection. Her insights were very helpful. All the items listed from the inspection were completed or closed. Candy had a question on the comment regarding the need for fire extinguishers on the outside of the Vintage Vehicles Club where work was actively being done on cars. Safety & Compliance Manager Stephanie Haholy will check with the Vintage Vehicles Club to see what might be needed.

**Mountain View** – Chair Richtmyre led the conversation. The surface of the pool decking continues to be an issue, rugs are being put in affected areas for safety purposes. The question about the water in the pool being too hot and possibly putting aerators in was discussed. It was determined that, with extreme summer heat, the aerators would not work efficiently enough to justify the expense.

**Marinette Recreation Center** –Chair Richtmyre led the conversation. Rusting of the pipe in the pool area was discussed. Because it is an electric conduit, scraping and painting was not advised. It was noted that replacement of the pipe is in the 2025 budget.

The black debris on the pool decking is not mold, but “dirt” from residue from body oils and lotions.

**Riverview Golf** – Chair Richtmyre led the conversation. It was noted that work orders were not on the list. There were no major concerns.

**Willowcreek/Willowbrook Golf** – Chair Richtmyre led the conversation. No comments except they are working on the gravel that had eroded away.

**Willow Trades Building** – Chair Richtmyre led the conversation. Nothing to report.

**Sundial** – Bob Doll reported all Work Orders had been done or are in process.

**Lakeview Center and Lanes** – Larry Freeman reported black marks on the back of the urinal from the water discharge. He mentioned it was a recurring issue but was being removed as needed.

Larry also discussed some of the pool awnings were coming apart. They had only been replaced about 3 years ago. It was agreed that the intense sun in the summer was the cause. Larry asked if there were any plans to replace them as the pool area is one of the first areas new / potential RCSC members see when they come in to the facility to visit the Corporate Offices.

**Lakeview Hill and Mini Golf** – Judy McClelland reported the area is in good shape. The only comment was the ongoing issue of cracks in the sidewalks. There are plans to fix / patch the sidewalks in the 2024 budget.

**Lakes East/West Golf** – Randy Hales reported everything on the Inspection Report had been addressed.

Discussion regarding the water in the water fountains on the courses was “hot”. Was there a possibility of replacing the fountains with Cooling Fountains. Another idea of providing construction type water buckets was found to be not cost effective. Cooling Fountains would not work over a certain outside temperature and water buckets would have to be sanitized and refilled frequently with no staff available to do it. There was a consensus that golfers should be savvy enough to bring their own cold water. The possibility of keeping the Snack Shops open a little longer so the golfers have access to ice was considered. Again, it presents a staff availability issue.

**Fairway Center** – Chair Richtmyre led the conversation. A recent event of a goose hitting a power transformer and knocking out power brought attention to the fact that the Woodworking Club had no emergency lighting. Maintenance will check to see if it was a dead battery issue and is in the process of installing Bug Eye LED lighting on the walls. They are more efficient and cost effective. Facilities Maintenance Supervisor, Ray Davis will make up a Work Order and put it in the budget for 2025.

**Oakmont** – Chair Richtmyre led the conversation. Work is being scheduled for the Fitness Center and pool decking. Lawn Bowling Sun Shades are expected to be installed in July.

Water Volleyball is very active at the facility with the pool being used multiple times a week. A concern about water loss in the pool from people jumping creating waves during play. The waves go into the overflow drains, requiring the pool level to be refilled about 3 times a week. There is no leak evident in the pool.

The incident a few months ago with a tree falling on the back wall of the facility has brought many discussions on who is responsible for the tree removal and repairs. It appears the tree was on the Museum side of the wall and contractor issues of coming on to RCSC property to remove the tree is in negotiations. It was felt that it was the Museum's responsibility to remove and fix the wall from their side. RCSC management is providing assistance to the Museum regarding contractors for the wall repair.

**North Golf** – Chair Richtmyre led the conversation. No work orders available.

**South Golf** – Chair Richtmyre led the conversation. No work orders available.

**Quail Run Golf** – Chair Richtmyre led the conversation. No work orders available.

**Sun Bowl / Ball Park** – Phil Cea reported he had no access to the inside of the facility. The outside looks good. He commented that the recently paved parking lot looked beautiful. The light switch for the light in the changing room could not be located. The possibility of dirt blocking a sensor will be looked into. Painting is in the budget for 2025.

Phil gave kudos to RCSC Management and the RCSC Directors for their hard work and good job. Chair Richtmyre thanked all the inspectors for their part in keeping the facilities in pristine condition and their dedication to their work.

**New Business:** General Manager Matthew D'Luzansky reported that the Dead Wood initiative was almost complete. He noted that since the dead wood has been removed, falling debris from wind has been reduced, cleaning the debris from the facilities has subsequently gone down and esthetically the grounds look better.

Safety & Compliance Manager Stephanie Haholy announced Safety Training will be scheduled for the Properties Committee inspectors probably sometime in October when more inspectors are back in town. The possibility of having the training recorded was considered. It will include information on hazardous materials, fire extinguishers and provide a Safety Checklist.

The Safety Department will have their training July 23<sup>rd</sup>. They will then conduct Safety Inspections inside the Club areas and outside the facilities.

It was reported that a construction truck hit and damaged a solar panel at Lakeview and damaged the canopy. Negotiations are ongoing with the truck company and their insurance company to remove the affected panels.

The recent removal of Comment Card Boxes and the initiation of the digital reporting system is complete. There has been no negative feedback so far. There are kiosks located in several of the Centers to accommodate members who may not have computer access in their homes.

General Manager Matthew D'Luzansky reinforced it is everyone's responsibility for safety awareness.

**Questions & Answers:** None.

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

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

Respectively Submitted,

Candy Ruggiero, Secretary