

SOUTH BAY COMMUNITY ASSOCIATION
FINAL FACILITIES COMMITTEE MINUTES
October 12, 2021

1. Call to Order at 9:32 am
2. Determination of Quorum
 - a. Member Present: Loomis, Kent, Shadrick, Guillien, Schwartz (remotely), Rosenthal, Spagle, and ex-officio President Skinner and GM Torres.
 - b. Absent: Hammond
3. Approve Agenda
 - a. Motion to approve by Shadrick, 2nd Loomis, carried unanimously.
4. Approve Meeting Minutes of September 7, 2021
 - a. Motion by Kent, 2nd by Shadrick, carried unanimously.
5. Old Business
 - a. Landscaping: Brush/tree maintenance behind Bay Club. Hefley will do a more comprehensive review of the “park” area (behind the Club) and provide detailed information of removal of trees and brush and suggestions for vendor to do the work. No start date yet set.
 - b. Mirror in back hall
The Board on July 6 approved expenditure for mirror in an amount NTE \$500. Dean Rosenthal provided a recap of the purpose of the mirror. Bids came in between \$1000 and \$1200. A suggestion was made to use the rolling portable mirrors rather than spend double the approved dollar amount for a fixed mirror on the wall. The portable mirror can be placed close to one wall when not in use and is very lightweight and easy to move if equipment behind the mirror is needed.

A Motion was made to expend the funds for a mirror to be affixed to the wall, and failed in a vote of 2 in favor and 5 opposed. The portable mirror remains available for those who wish to use it.
6. New Business
 - a. MERU
Bert Loomis made a presentation regarding what is MERU is (Measurement Equivalent Residential Unit – ie sewer tap) and impact on SBCA. There are a limited number available in the MPR and without one a lot cannot be developed. The County apparently has not kept accurate count of MERUs used.

Loomis made a motion that the Facilities Committee make a recommendation to the Board of Directors for the GM to make a written request to the County for a current MERU report twice annually.

The motion failed for lack of a 2nd.

- b. Access to Bay Club – PLVC emergency preparedness committee (ERC)
Currently Pat Lohrey, chair of the PLVC emergency preparedness committee, has a key to the building. The questions are 1) is there a need for this committee to have a key and is it appropriate for another organization to have a master key to the building? 2) does the ERC need access to the radio equipment in the classroom closet?

Susan Shadrick will contact Pat and determine their needs and report back to this committee.

- c. Swing Panel Displays
Dean Rosenthal requested that Facilities recommend to the Board installation of “Swing Panel Display Unit” that would hold 5 or 10 display panels to house posters for stretching exercises. The panel would be affixed to the wall above the cabinet across from the back exit hall. The display size is 22 x 28 and would protrude from the wall a few inches, at a cost NTE \$500.

A motion by Kent was made to approve recommending to the Board installation of a Swing Panel Display for an amount not to exceed \$500, 2nd by Shadrick, carried on a vote of 4 in favor and 3 opposed.

- d. New Kitchen Stove
The stove in the SBCA kitchen is not working properly or safely. The burners are fine, but the oven door is falling off and the oven now must be lit manually, which is a safety hazard. GM Torres has found a 6 burner, 2 shelf Wolf commercial stove that will meet our needs for \$3,500, no shipping expense. There may be small ancillary charges to complete the stove hookup. This is a Reserve item that has been deferred for a number of years.

Motion by Spagle that Facilities recommend to the Board approval of an amount NTE \$4,000 for replacement of the kitchen stove, 2nd by Loomis, carried unanimously.

- e. Mike Porter has resigned from Facilities Committee and Woodshop Committee.

7. September GM Report

- a. Tile refurbishment in restrooms complete.

- b. Recent lightening appears to have caused a big problem with computer/WiFi. Problem appears to be with PUD and WAVE, partial resolution as of 10/12 and complete resolution expected soon
- c. Replacement Ice Machine has been ordered (Reserve item) but due to supply chain issues unsure when it will be delivered
- d. Bay Club Hall door/window installation is ongoing, with several doors remaining.

8. Wood Shop

Report by Joe Guillien:

Member list has been updated/perfected and releases secured as needed. Four people have been trained for safety requirements; an air compressor for the nail guns has been replaced and work continues installing windows in the hall doors. Joe plans to meet with the wood shop team to assess needs for the coming year.

9. Health and Fitness Report

Dean Rosenthal, Health and Fitness Chair, had no report.

10. Comments

David Schwartz has a concern regarding unmasked people in the Bay Club. GM Torres reviewed we have no staff to monitor compliance after check in, but we take steps necessary when unmasked individuals are observed in the Club.

11. Adjourn at 10:56am

Next SBCA Facilities Meeting: November 9, 2021, 9:30, Bay Club