

Board Minutes Zoom, March 2, 2021

Members present: Lu Ann Foster, Marcia Brown, Cindy Palermo, Mikkie Sawyer, Lenetta Gee, Lynn Chialtas & Christine Parkman

Discussions were as follows: Confirming Wish List and General Topics

- The Board President received a question from a resident about Board Meetings not posted on the community web site for the last year. The President responded when the pandemic began last year the Board did not meet for several months. There really was no Board business to conduct because like everyone else we were staying home to be safe from the virus. Then the Board met as needed via Zoom or outdoors socially distanced. During these meetings we often discussed resident issues that were private, therefore the recorded minutes are not posted on the website, but they are maintained in the Secretary's records.
- There continues to be a concern of ringing of doorbells and or tapping on windows late at night at a handful of homes. The President will mention in the Letter From the President in the Hilltopper that residents should call 911 and report the incident.

OLD BUSINESS

- Completion of the Card Room – A storage cabinet has been ordered for the Office. A local locksmith will install a lock. A clock needs to be purchased, and the room will be complete.
- Katie Davis confirmed she will connect with George Turk to clarify his comments regarding capital expense monies spent this year in the Hilltopper.
- The Board has continued concerns about duplex units in the park. Currently, there is no limit to the number of duplex units as long as they meet building codes. We would like to further discuss with Management and consider revising the Park Rules and Regulations to limit duplex units in the park and perhaps have requirements such as approved construction plans. It was suggested that we consult with SMMRA about this issue.

NEW BUSINESS

- Claudeen Lindsay volunteered in January to begin a monthly “Birthday Card” to residents on their special day. Claudeen shops for cards based on Birthdays listed in the Hilltopper, signs the cards from the PEWRA Board and delivers to residents. The Board agreed to fund the expenses and thank her for her kindness.
- Debbie McQuillian advised the Board President that the Dog Park is out of funds to purchase dog waste bags. She asked if the Board would consider purchasing the bags. The cost is estimated to be \$120 year. The Board discussed and approved. A line item will be added to the annual budget.
- Claudine Valle shared information with the Board about a food program for seniors called “Great Plates”. The program funds local restaurant to provide meals to seniors at no cost during the pandemic. The flyer will be printed in the April Hilltopper.

WISH LIST

- Carpet estimate with Unique Flooring is \$12,842.56. The estimate includes demo/disposal of existing carpet and installation of carpet tiles on the main floor and rolled carpet on the stage. The Board is interested in a revised estimate installing rolled carpet throughout to decrease cost.
- Several options were researched for chairs. The Pavillion capacity is 125 persons. The estimate for chairs from Mitylite (current chairs) was \$124 each plus \$700 shipping for a total of \$17,349.84. Marcia and Christine researched several websites and found other other options with a total cost of \$6,000-\$6,500. The Board agreed to contact Mitylite for a possible non-profit discount. If the less expensive option is selected, we would order several chairs to evaluate the quality of the chairs before purchasing a quantity of chairs.

- The Social Connection Sound System proposal is very detailed with three options listed. The Board will reach out to Linda Swink from Social Connection to set up a meeting with she and Simon Spears, who drafted the proposal, to better explain the three options.
- The Gym committee requested a new Recumbent Bike at a cost of \$2,411.76. The Board will ask Katie and John Davis if this is a Wish List expense or if they have a budget line for this item.
- Christine researched the cost to install two Bocce Ball courts in the space next to the Pickleball Court. The preliminary estimate was \$14,741.00-\$15,141.00.
- The estimate from Ferrandall Tennis Courts to convert the current PickleBall area from two courts to four courts is \$15,200.

TOTAL APPROXIMATE COST FOR WISH LIST ITEMS

\$54,000.00

Meeting Adjourned

Board Minutes Zoom, March 4, 2021

Members present: Lu Ann Foster, Marcia Brown, Cindy Palermo, Lenetta Gee, Lynn Chialtas & Christine Parkman

The Board met in a special session with Linda Swink from Social Connection and Simon Spears. Simon initially composed the Social Connection Sound System Proposal.

Simon explained the three components of the proposal as follows:

Proposal #1- A stand alone portable PA speaker that can be used for events outside of the Clubhouse. The speaker has its own microphone, bluetooth and optional battery power. The cost is \$599.

Proposal #2- A sound system that would replace the existing outdated sound system in the Clubhouse. It contains a new mixer, one wired microphone and one wireless microphone. The wired microphone would be more reliable than our current system. This system would have 4 speakers (mounted) compared to the two we currently have which would provide better sound. The cost is \$3,225.97.

Proposal #3- A projector and screen for movies or events projecting television events (Superbowl). This projector would be mounted on the ceiling and the screen is higher quality than our current screen. This equipment can be added at a later date.

The Board plans to reconvene next week to finalize the Wish List and present to Katie and John Davis. The Board would like to meet with Katie and John to discuss options in the hopes of implementing as many Wish List Items as possible.

Board Minutes Zoom, March 9, 2021

Members present: Lu Ann Foster, Marcia Brown, Mikkie Sawyer, Lenetta Gee Lynn Chialtas & Christine Parkman

Discussions were as follows:

Determined to get March 3rd, 4th and 9th Board Minutes sent to Diana to post on PEW website.

John Davis requested the Wish List by March 10th. The Board feels everything item on the list provides “ **Value to the Park**” . The Board has researched and has written estimates for each item, multiple estimates for some items.

There is approximately \$4,700 remaining in the Wish List allocation for 2020/2021. Lu Ann asked Katie if that money can be used **now** for the Portable Speaker at \$599 and Sound System for the Clubhouse at \$3,225. There are multiple benefits to the portable system, not limited to outdoor Social Connection activities and parades. If the pandemic continues, it would make outdoor PEWRA Board meetings possible and help us move forward with the election process. Additionally, it would remove these items from the 2021/2022 Wish List.

Lu Ann also received confirmation that the Recumbent Bike requested by the Gym Committee can be purchased through the Operations Budget. The Board will request that item be purchased from the 2020/2021 fiscal budget.

The Board agreed that carpeting and chairs for the Pavillion should be decided at the same time to coordinate. Eventually, and hopefully soon, we can begin to open park facilities, regain activities and welcome back residents back to a clubhouse with a much needed facelift.

In years past, the budget allocation has been significantly higher than fiscal 2020/2021, thus the Board agreed NOT to prioritize the Wish List, and to request approval for all items on the list.

Attached is the Fiscal 2021/2022 Wish List to be submitted to Katie and John Davis.

Fiscal 2021/2022 Wish List Items

Replace Carpet in Pavillion

Unique Flooring- Estimate \$12,842.56

*Awaiting a revised estimate using rolled carpet to compare cost.

New Chairs for the Pavillion

Multiple Websites- Estimate 125 chairs/\$6,500.00

New Sound System

Proposal 1- Portable PA Speaker \$599

Proposal 2- Replace Clubhouse Sound System \$3,225.97

Proposal 3- Adding Equipment for Movie Nights \$3,615.95

*Request submitted to purchase Proposal 1 & Proposal 2 as part of Fiscal 2020/2021.

Bocce Ball

Athletic Turf Solutions-Two Courts- Estimate \$15,141.00

*This is the same company in discussion about re-carpeting the Putting Green. Perhaps we can ask for a multi-contract discount.

Pickleball Court Conversion

The Pickleball Club has requested a conversion to three courts.

Ferandell Estimate \$13,200.00

CH Court Tech Estimate \$12,000.00

New Recumbent Bike for Gym

*Operational Expense \$2,411.76

Total Wish List Cost- \$55,124.48

Adjusted Wish List Cost- \$51,299.51