



PHYSICAL PROPERTY COMMITTEE MINUTES

May 1, 2019

The regular meeting of the Physical Property Committee was called to order at 1:00 p.m., by Chair Rapp, on Wednesday, May 1, 2019, in the Administration Conference Room, followed by the Pledge of Allegiance.

ROLL CALL

Present:	Ms. K. Rapp, Chair	Mr. B. Lukoff, Vice-Chair
	Ms. M. Gerber	Mrs. Perrotti
	Ms. S. Fekjar	Ms. L. Stone, Ex-Officio

Also Present:

- Mr. R. Ankeny, Executive Director
- Mr. D. Rudge Physical Property Manager
- Hon. S. Massa-Lavitt, City Council
- Mr. R. Stone, GRF Representative, Mutual One
- Ms. P. Snowden, GRF Representative, Mutual Two
- Mr. P. Pratt, GRF Representative, Mutual Two
- Ms. S. Hopewell, GRF Representative, Mutual Six
- Ms. M. Kmiecik, Recording Secretary
- 10 Shareholders/Foundation Members

CHAIR'S ANNOUNCEMENTS

Chair Rapp welcomed Committee members, and recognized the attendees –Executive Director Randy Ankeny, Physical Property Manager David Rudge, and Recording Secretary Marcy Kmiecik.

RULES OF ORDER

Chair Rapp asked everyone to turn off or silent their cell phones, wait for their turn to speak, and be courteous to one another.

CHAIR'S REPORT

Chair Rapp had no report to present at the time of the meeting.

APPROVAL OF MINUTES

The minutes of the February 6, 2019, regular meeting were approved, as presented.

STAFF REPORTS

Facilities Director

The Facilities Director Department Report was presented by the Physical Property Manager, as submitted.

Following a brief discussion, Mrs. Perrotti MOTIONED, seconded by Ms. Fekjar and carried unanimously-

TO approve the completion of the Automatic Doors –
News Building project #904-19.

Physical Property Manager

The Physical Property Manager presented the Total Quality Checklist, as submitted.

Executive Director

The Executive Director commented on items pertaining to the Committee's area of purview throughout the meeting.

SHAREHOLDER/ MEMBER COMMENTS

Three shareholder/Members commented on items on the agenda.

CORRESPONDENCE

Committee Correspondence Sent

The Committee reviewed sent correspondence from the previous meeting.

New Correspondence

There was no new correspondence.

UNFINISHED BUSINESS

Energy Conservation – Solar Power – Update

The Physical Property Manager provided an update on this topic. No action was taken at the time of the meeting.

Pool Update – Handout

The Physical Property Manager provided an update on this topic. No action was taken at the time of the meeting.

CAMTUCD – Golf Cart Exemption Study

The Physical Property Manager provided an update on this topic. No action was taken at the time of the meeting.

NEW BUSINESSChannel Fencing

Following a brief discussion, Mrs. Perrotti MOTIONED, seconded by Ms. Gerber and carried unanimously-

TO forward this topic to the Strategic Planning Ad Hoc Committee for further review.

Fiber Optic Conduit on Golden Rain

It was the consensus of the Committee to request staff bring back to the next committee meeting a scope of work and cost for this project.

Fuel Cells

It was the consensus of the Committee to table this topic until January or February 2020, pending the completion of current projects.

Review and Accept New Governing Document Numbering System

Following a brief discussion, Ms. Fekjar MOTIONED, seconded by Mrs. Perrotti and carried unanimously-

TO accept the new governing documents numbering system for the documents under the purview of the Physical Property Committee.

Heat Pump Replacement – Clubhouse Two and Four

Following a brief discussion, Mr. Lukoff MOTIONED, seconded by Ms. Fekjar and carried unanimously-

TO recommend the Board award a contract to Greenwood Heating and Air for a cost not to exceed \$13,800, Reserve Funding, to replace the heat pumps in Clubhouses Two and Four units #4 and #A-2 asset ID #303, pending Finance Committee review, and authorize the President to sign the contract.

Electric Charging Stations

It was the consensus of the Committee to discuss this topic at the next Committee meeting. No action was taken at the time of the meeting.

Florescent Bulb recycling Machine

The Committee reviewed this topic. No action was taken at the time of the meeting.

PRESIDENT'S COMMENTS

The President commented on items pertaining to the Committee's area of purview throughout the meeting.

SHAREHOLDERS/ MEMBERS COMMENTS

One shareholders/members commented on the item pertaining to the Committee's area of purview.

COMMITTEE MEMBER COMMENTS

Five Committee members spoke on the items pertaining to the Committee's area of purview.

ADJOURNMENT

Chair Rapp adjourned the meeting at 1:51 p.m.



Kathy Rapp, Committee Chair
Golden Rain Foundation

Mk 05-01-19