

## PHYSICAL PROPERTY

### Committee Meeting Agenda

Wednesday, May 3, 2023 - 1:00 P.M. - Conference Room B

*This meeting may also be live streamed at [www.lwsb.com](http://www.lwsb.com).*

*The tab will be active 15 minutes prior to the start of the meeting*

*The live streaming uses YouTube live and terminates at the close of the meeting*

#### 1. Call to Order/Pledge of Allegiance

#### 2. Roll Call/Notice of Quorum

- Carole Damoci - Chair
- Tony Dodero
- Sandy Geffner
- Susan Hopewell
- Nick Massetti
- Lee Melody
- Teri Nugent
- Camille Thompson

#### 3. Chair Announcements

#### 4. Member Comments

#### 5. Approval of Minutes

- a. Minutes of Regular Meeting, April 5, 2023

#### 6. Correspondence

#### 7. Staff Reports

- a. Facilities Director
- b. Physical Property Manager

#### 8. Unfinished Business

- a. Shuffleboard Courts
- b. Reserve Study
- c. Administration Building Access Upgrade
- d. Speed Cushions
- e. Storm Drain Screen Project – Update
- f. Trust Street Repairs -Update
- g. Safety Improvement at Golden Rain/Saint Andrews -Stantec Report
- h. Charging Station – Update
- i. Building Five Improvements
- j. Inside Sales Sign at Main Gate
- k. Clubhouse One Main Room Remodel

#### 9. New Business

- a. Administration Building
- b. Clubhouse 1 - Lg Interior lights, Lobby Carpet, Vinyl flooring, kitchen appliances, lobby furnishing replacement, stucco repaint, wood surfaces repaint. (\$384,250 in reserves)
- c. Clubhouse 2 - Canopy replacement, pole lights, theater equipment, vinyl flooring, kitchen tile floor, stage hardwood floor, stucco repaint, wood surfaces repair and repaint, asphalt shingle roof replacement, Gutter system replacement. (\$476,850 in reserves)
- d. Clubhouse 3
- e. Library
- f. Golf Course - Bridge rubber surface replacement. (\$10,050 in reserves)
- g. Streets – Asphalt (phase 6) resurface, Asphalt (phase 2) repair/seal, (\$580,000 in reserves)

h. Infrastructure

**10. Governing Documents**

**11. Future Agenda Items**

- a. Clubhouse Three – TV's in some rooms
- b. Energy Independence and Emergency Preparedness

**12. President's Comments**

**13. Next Meeting Date**

- TBD

**14. Adjournment**

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Please be courteous and respectful to other members, Board of Directors and representatives from Management at all times. We ask that you do not raise hands or interrupt the Committee or anyone else who may be speaking. **A member not adhering to these protocols and/or who becomes unruly may be asked to leave the meeting. Failure to comply will result in a special hearing with the Board where disciplinary action may be taken.**