



## **PHYSICAL PROPERTY COMMITTEE MINUTES**

**May 3, 2023**

The regular meeting of the Physical Property Committee was called to order at 1:03 p.m. by Vice-Chair Melody on Wednesday, May 3, 2023, in Conference Room B and via Zoom, followed by the Pledge of Allegiance.

Present:	Mrs. C. Damoci - Chair	Mr. N. Massetti
	Mr. T. Dodero	Mr. L. Melody
	Mr. S. Geffner	Mrs. T. Nugent
	Ms. S. Hopewell	Ms. C. Thompson

Staff and	Mrs. J. Sedgwick, Executive Director (Via Zoom)
Guests:	Ms. M. Gerber, GRF President
	Mr. K. Black Physical Property Manager
	Ms. T. Makakaufaki, Executive Coordinator

Chair Damoci greeted and welcomed everyone to the Physical Property Committee meeting and introduced Foundation members and staff.

### **CHAIR'S ANNOUNCEMENTS**

Chair Damoci introduces guest and staff- including, GRF President Marsha Gerber, Physical Property Manager Kevin Black, and Executive Coordinator Tia Makakaufaki.

### **SHAREHOLDER/MEMBER COMMENTS**

Three Shareholders spoke at the time of the meeting.

### **APPROVAL OF MINUTES**

The minutes of the April 3, 2023, meeting was approved, as presented.

### **CORRESPONDENCE**

No correspondence was reviewed at the time of the meeting.

Mr. Melody MOVED, seconded by Mr. Geffner and carried unanimously by the Directors present-

TO approve \$295 to Korner Stone Flooring.

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### **STAFF REPORTS**

The Physical Property Manager presented the monthly report, as presented in the agenda packet.

### **UNFINISHED BUSINESS**

#### Shuffleboard Courts

Ms. Hopewell MOVED, seconded by Mrs. Nugent and carried unanimously by the Directors present-

TO recommend the Board award a contract to Floor Care of Arizona for the leveling, beveling, and filing of cracks on six courts. Following with a removal of all paint and lines, reinstalling lines, and numbers for \$10,950.00 plus a 20% contingency for a total cost not to exceed \$13,140.00 Reserve Funding and authorize the President to sign the contract.

#### Reserve Study

The Administration Committee will review the Reserve Study.

#### Administration Building Access Upgrade

The Administration Building Access upgrade is complete.

#### Speed Cushion

Waiting for the OCFA authorities, pending more information to be presented at the next scheduled meeting.

#### Storm Drain Screen Project

Waiting for permit from OCFA material received, pending more information at the next scheduled meeting.

#### Trust Street Repairs

Trust Street repairs is in the final phase, pending more information at the next scheduled meeting.

#### Safety Improvements at Golden Rain and Saint Andrews – Stantec Report

After discussion, a Special meeting will be scheduled to review the Stantec Report.

#### Charging Stations

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The project is complete, waiting for a rebate from Edison, pending more information at the next scheduled meeting.

### Building Five Improvements

Work is in progress, pending more information at the next scheduled meeting.

### Inside Sales Sign for the Sales Office

Plans are in progress, pending more information at the next scheduled meeting.

## **NEW BUSINESS**

### Clubhouse One

After a discussion, the Committee agreed to send the Clubhouse One changes to the Facilities Committee.

### Clubhouse Two

After a discussion, the Committee agreed to send the Clubhouse One changes to the Facilities Committee.

### Clubhouse Three

Pending more information after inspection and pricing for replacement/repair.

### Library

Sustained water damage from clogged roof drain clean up in process/waiting on test results of affected area.

### Golf Course – Bridge Rubber Surface Replacement Streets – Asphalt (Phase 6) Resurface, Asphalt (Phase 2) Repair/Seal

The Physical Properties Manager will get pricing for golf course bridge rubber surface and list of areas for 2023 asphalt repair/resurface/seal, pending more information at the next scheduled meeting.

### Infrastructure

Set time and date for special meeting, to discuss engineers report and plan of project and to get Committee to give permission to Physical Property to put together an RFP to go out to bid.

### Heat pump - Amphitheater Dressing Room

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After discussion, a Special meeting will be scheduled to review the Heat Pump.

### **GOVERNING DOCUMENT N/A**

### **FUTURE AGENDA ITEMS**

The Committee concurred to add as future agenda items:

- a. Pool -Solar Heating
- b. Pool cover
- c. Energy Independence

### **PRESIDENT'S COMMENTS**

President Gerber provided information and updates throughout the meeting.

### **ADJOURNMENT**

Chair Melody adjourned the meeting at 2:17 p.m.

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Carole Damoci, Chair  
Physical Property Committee  
tm: 05.03.23