



FACILITIES COMMITTEE MINUTES

September 5, 2023

The regular meeting of the Facilities Committee was called to order at 10:00 a.m. by Chair Massetti on Tuesday, September 5, 2023, in Conference Room A and via Zoom, followed by the Pledge of Allegiance.

Present: Nick Massetti - Chair
Carole Damoci
Edward Jablonski
Carol Levine
Lee Melody
Daniel Weber

Absent: Susan Hopewell
Janet Isom

Staff and Guest: J. Sedgwick, Executive Director
M. Gerber, GRF President
M. Weaver, Senior Director of Facilities
T. Makakaufaki, Executive Coordinator

CHAIR'S ANNOUNCEMENTS

Chair Massetti greeted and welcomed everyone to the Facilities Committee meeting and introduced Foundation members and staff.

Motion: To add the proposal from J&J Landscaping to the agenda.

First: Carole Damoci
Second: Carol Levine

The motion passed.

APPROVAL OF MINUTES

The minutes listed were approved, as presented:

- Facilities Committee, July 3, 2023

SHAREHOLDER/MEMBER COMMENTS

Three Shareholders spoke at the time of the meeting.

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CORRESPONDENCE

There was no correspondence reviewed at the time of the meeting.

STAFF REPORTS

The Senior Director of Facilities presented the monthly report, as presented in the agenda packet.

PRIORITY ITEMS

Annual Budget Preliminary Review

The Annual Budget Preliminary was reviewed by the Committee.

Motion: To accept the J&J Landscaping proposal, extending the current contract, and increasing the monthly payment by \$700 each year, for the next three years.

First: Lee Melody

Second: Carole Damoci

The motion passed.

Reserve Study Proposed Updates

The Reserve study was provided to the Committee for review.

Director Weber arrived at 10:35 a.m.

CAPITAL FUNDING ITEMS

Speed Cushion Change Order

Motion: To have JB Bostick provide two-speed cushions instead of accepting a change order for an increased material charge of \$12, 573 for the original quoted five-speed cushions.

First: Nick

Second: Melody

The motion passed with one no vote (Director Jablonski).

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Bocce Court Remodel

Motion: To recommend the GRF Board of Directors award contracts to MJ Jurado for \$63,889 and Always Green for a contract amount of \$23,229 and a work order for J & J Landscape in the amount of \$2,600 to move the valves and sprinklers. For a total cost not to exceed \$98,689 which includes a 10% contingency and authorizes the President to sign the contracts.

First: Lee

Second: Levine

The motion passed.

If the motion fails, the 2nd motion comes into play.

Motion: To recommend the GRF Board accept the Always Green proposal to replace the existing playing surface with artificial turf at a cost not to exceed \$11,614.

First: Nick

Second: Jablonski

The motion passed with one no vote (Director Melody).

Cooling Turbines for Shuffleboard Courts

The Senior Director of Facilities will come back to the next scheduled meeting with a cost proposal.

Amphitheater Dance Ramps

The Senior Director of Facilities will come back to the next scheduled meeting with a cost proposal.

Backup Power for Service Maintenance

The Senior Director of Facilities will come back to the next scheduled meeting with a cost proposal.

Clubhouse 2 Card & Game Room Renovation - Scope of Work

The Senior Director of Facilities will come back to the next scheduled meeting with a cost proposal.

OPERATION FUNDING

Sewer Preventive Maintenance Three-Year Contract

Motion: To recommend the GRF Board award a three-year contract (2023-2025) to Empire Pipe Cleaning & Equipment, Inc. in the amount of \$127,150 and authorize the President to sign the contract

First: Melody
Second: Jablonski

The motion passed.

RESERVE FUNDING

HVAC Reroute in the Administration Office

Motion: To recommend the GRF Board award a contract to Greenwood Heating and Air in the amount of \$14,500 and add a 10% contingency for a total cost not to exceed \$15,950 for the rerouting of ductwork and installation of thermostats in the three office areas of concern in the Administration Building upstairs.

First: Melody
Second: Damoci

The motion passed.

Channel Fence Replacement Phase One

Motion: To recommend the GRF Board award a contract to Quality Fence for \$99,000 to remove and replace approximately 1,736 lineal feet of chain link fence at the channel and add a 20% contingency (city and county permits and plant removal) for a total cost not to exceed \$118,800.

First: Damoci
Second: Levine

The motion passed.

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Clubhouse One Renovations

Motion: To recommend the GRF Board award contracts for work in Clubhouse One; to Hutton Painting for \$52,400 to repaint the interior and exterior including the shuffleboard court (reserve funding), to Pacific 3 Electric for \$71,990 for replacement of the lobby and main room lighting fixtures (reserve funding), and to Custom Glass for \$74,060 for the replacement of the windows on the north and south sides of the lobby and main room (capital funding), for a total cost not to exceed \$218,295 including a 10% contingency and authorize the President to sign the contracts.

First: Damoci

Second: Melody

The motion passed.

GOVERNING DOCUMENT N/A

FUTURE AGENDA ITEMS

- Solar for Clubhouses and Parking Lots

ADJOURNMENT

Chair Massetti adjourned the meeting at 11:45 a.m.

Nick Massetti, Chair
Facilities Committee
TM: 09.05.23