



FACILITIES COMMITTEE MINUTES

January 2, 2024

The regular meeting of the Facilities Committee was called to order at 10:00 a.m. by Chair Massetti on Tuesday, January 2, 2024, in Conference Room A and via Zoom, followed by the Pledge of Allegiance.

Present: Nick Massetti - Chair Carol Levine
 Carole Damoci Daniel Weber
 Susan Hopewell
 Janet Isom

Absent: Edward Jablonski
 Lee Melody

Staff and Guest: M. Gerber, GRF President, via Zoom
 J. Sedgwick, Executive Director
 D. Potter, Executive Manager of Mutual Administration
 M. Weaver, Senior Director of Facilities
 E. Gomez, Safety Manager
 T. Makakaufaki, Executive Coordinator

CHAIR'S ANNOUNCEMENTS

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

APPROVAL OF MINUTES

The December 5, 2023, minutes were approved as presented.

SHAREHOLDER/MEMBER COMMENTS

Four Shareholders spoke at the time of the meeting.

CORRESPONDENCE

There are no correspondences were reviewed at the time of the meeting.

STAFF REPORTS

The GRF Safety Manager provided an update on a community-wide initiative to improve pedestrian safety.

The GRF Senior Director of Facilities presented his update on outstanding projects as presented in the agenda packet.

GENERAL

Street Sweeping

The Senior Director of Facilities updated the Committee on how the street sweeping works in Leisure World.

North Gate Road Barrier in Mutual 9

The Senior Director of Facilities will present at the next Committee meeting the cost associated with installing one or more bollards at the North Gate Road turn at Mutual 9.

Clubhouse Three Cabinets

After discussion, the Committee has concurred to bring Clubhouse Three Cabinets back to the next scheduled meeting.

Mary's Gate

After discussion, The Senior Director of Facilities updated the Committee about Mary's Gate and will provide an update at the next scheduled meeting.

Review Reserve Funding

After discussion, the Committee concurred with the Senior Director of Facilities on most of the items needing attention during 2024. A number were prioritized. Flagged for further discussion was an increase in the amount being reserved for the sewer system.

RESERVE FUNDING

Main Gate Office Renovation

The Committee concurred on the changes that were made to the Design and Project Management Service bid.

The Senior Director of Facilities will bring back costs from a lighting engineer for improved lighting of the globe to the next scheduled meeting.

HVAC Unit #5 in Clubhouse One

Motion: To recommend that the GRF Board award a contract to Greenwood Heating and Air for the replacement of the HVAC unit #5 in Clubhouse One at a cost not to exceed \$9,995, Reserve Funding, and authorize the President to sign the contract.

First: Susan Hopewell

Second: Carole Levine

The motion passed.

GOVERNING DOCUMENT - N/A

FUTURE AGENDA ITEMS

- Review 26-5504, Insurance Requirements-Contractors
- Eloy – Reserve Study-Defibrillators update
- Clubhouse Three – Flooring
- Update on Pedestrian Gate

ADJOURNMENT

Chair Massetti adjourned the meeting at 11:55 a.m.



Nick Massetti, Chair
Facilities Committee
TM: 01.02.24