**Planning & House Ops/Maintenance**

**Coordinated Budget Meeting**

August 1, 2018

Start time: 7:20 pm

In Attendance: Lillian Sweet, Joy Weinreich, Pat Degnan, Charlie Bogusat, Dave Neu & Kristen Neu, Russ Pencak, Mike Freedman, Joe Aspelund, Mike Ilardi & Rob Torcivia.

Discussed budget lines starting with Community Planning and Engineering. Line is for the renovation of the Clubhouse. $30,000 number was floating around. This is not the bar... this is the clubhouse itself. $5,000 was there for the handicap parking already so this line would go to $35,000. Agreed.

Security Cameras for Beach 2 and 3 will cost about $2,540 + $3,000.

Also, for the Clubhouse Tiffany fireplace repair, had one estimate for $9,585.

It was mentioned that we had budgeted for $13,740 in this year’s budget. Line # 51706.

Charlie said he will move this to the 2018 To Do list.

Windows and Carpentry bids are pending.

Gold Bar remodeling discussed adding $85,000 in additional to the monies approved in 2017 as that was not enough to complete the renovation properly.

Discussed the heating and cooling system. CB shared his experience from working in the industry in college. RT pointed out that a professional in the industry informed him that a mini- split would be far more cost effective. CB said the system we have is only a few years old and working, doesn’t see the point of ripping out something that’s working. LS pointed out that if you sit directly under a mini-split you are either cold or hot.

Baseboard Heat Loop: $7,500 quote discussed

Discussed triple glazed windows for the bar area, given the wind and sun exposure.

Agreed on a working estimate of $20,000 for the bar windows, quotes pending.

Group discussed the possible replacement of the drop ceiling. Concerns that wires and duct work above the drop that might be complicated to reroute and replace. RP and CB will take a look up there to see what is possible. RT pointed out a mini-split would eliminate the need for duct work, which would allow for the removal of the drop ceiling, one of the main reasons the professional contractor had suggested it.

Discussed the installation of 2 electric Hand Driers cost $ 3,200. This might move to next year... depends on the final cost of fireplace. Inquiry was made about paper towels. KN: This item was in last year’s budget, so it really should be done. However, we should really prioritize the windows which are leaking and could be causing more damage that will add future costs.

Group agreed we are tabling the hand driers for now.

CB working on combining exterior wood replacement with window quote.

Handicap Parking site plan at the clubhouse to cost about $ 5,000

PD: Sent an e-mail to Fox. The town is not voting on things they are supposed to be voting on, streets are left unpaved. Just not sure we should present anything to the council at this point. Group thinks that it goes to planning board and probably does not need council approval. RP pointed out this is a multi-year plan. Decided PD will see if town planning can take it.

We are definitely going to have to go to a commercial pool service next year. PD getting quotes now. RT pointed out that residents who have pools might collectively bargain for a service contract with the POA. CB: Said we can’t do group purchase with members because pool service companies are either commercial or residential. Most don’t cross that line.

Beach 3 bridge, one local contractor quoted $100k, CB still looking for lower bids.

CB: Security can be doing beaches... rather than lifeguards. Lifeguards can then be used to do the actual life guarding job. RT discussed “Community Pass” a card swipe service that might replace our existing badges to both help with the beach security, and with tracking of members and guests at all other activities. RT has been looking into costs and a quote is pending. RP and CB pointed out that a security guard has several advantages. RT pointed out that a security guard probably costs more, and a swipe card system would have some other advantages we lack now. We determined more information is needed before a fair comparison can really be made.

Group discussed adding a Reserve Fund Question for next board meeting to include a line for budget. Line 53204 - to be the new line number. Considering $50k-100k funding depending on full budget.

RT informed MI that Stu Joseph and he had been working on language for the same

thing and that the three should compare notes before the next meeting. Will e-mail out

funding estimate to meet Reserve Study goals and set up requirements.

Minutes submitted by: Rob Torcivia

Approved by: Mike Ilardi-OIC