

Senator's Ridge HOA Board - Regular Session Minutes

Minutes for May 29, 2024

Present: Shannon Bond (Chair), Doug Braxton, Joshua Day, Brianna Yon, Michael Crawford

Also present: Vincent Costa (*AIO Property Manager*), Nick Desenberg

Meeting Commenced @ 1816

Board immediately moved to Executive Session 1816 - 1855

Unscheduled Resident Questions 1856 to 1920

A resident came to the board with an unscheduled appearance. Board heard resident's concerns and addressed anything that could be.

Board resumed executive session to complete business therein 1920 - 1945

Regular session resumed at 1945

Old Business

Completed Items Since Last Meeting

Sand Filters in Family Pool Replaced —

1. Situation

- (a) Sand filter plumbing is broken
- (b) Plumbing is missing inside bulkhead of one of three Filters
- (c) One of the three cannot be inspected without breaking cannister
- (d) Broken plumbing on second filter present in cannister
- (e) Sand change was performed in 2015 according to filters (3x recommended lifetime of sand)

2. Sand Filter Quote Options from United Pools

- (a) Option A - Replace all Filters \$16,306.32
- (b) Cost on this repair includes parts and labor
 - i. Includes 5% good faith discount by United
 - ii. Perform vacuum to waste prior to the weekend for free with this option only
 - iii. Current filters believed to have been installed since 2008/2009
 - iv. Assembled parts necessary readily available
 - v. Potentially one week lead time repair
 - vi. One to two days for the work itself
- (c) Option B - Perform Filter Repairs \$5,781.72
 - i. Potentially other expenses based on discovery during repair
 - ii. Likely to cost \$230 per filter for further damages
 - iii. Sand replacement in Filters
 - iv. Plumbing repairs in cannisters
 - v. Up to one month lead time on parts
 - vi. Requires multiple vac-to-waste sessions until parts are available
 - vii. Cons - sand in pool is definite for short term / owner disgruntlement
 - viii. Reliability of repairs not long-term

3. Filter replacement approved unanimously via email vote to ensure pool opening remained on schedule.

Cameras affected by storm, ComSec investigating wiring for any issues —

Regular/New Business

Pool

1. Pool rules signs installed
2. Raised concerns over pool behaviors / enforcement of rules by lifeguards
 - (a) Glass bottles in pool area
 - (b) Older children rough-housing in wading pool causing small children to have no area to play safely
 - (c) Lounge chairs blocking access to bathroom areas / violation of ADA compliance
 - (d) Observed an elderly gentleman having to be assisted out of the area with his walker carried for him due to placement of lounge chairs
3. Require United to review system leak / repair areas with board member to ensure clear understanding of source of leak and proper resolution
4. Once repaired, water damage has to be resolved by a mitigation company.
5. Repair and water removal required before insurance claim can be filed
6. Revise list of expectations for future pool management company contracts
 - (a) Bathroom cleaning *must* be included
7. Water leak discovered in the pump room.
8. United techs have investigated all potential sources of leak
9. Presenting a broken shaft seal inside the mushroom pool pump as the source of leak
10. Presented with quote to replace seal claimed as source of leak.
11. Cleaning of pool bathrooms
 - (a) Cleaning service will be cleaning twice a week (Mon & Thurs)
 - (b) United does not provide this service
12. Noted that residents requested board consider a generator for the pool in the isolated instances of power outage
13. Pool closures during power outage is health and safety requirement due to pumps not running

Landscaping

1. Pinestraw applied around clubhouse on May 17
2. Seasonal flowers installed 5/17
3. Irrigation system repairs Completed
4. Two fallen trees removed after storms on Memorial Day weekend

Flag Pole Repairs

1. New vendor investigated flag pole items, AIO awaiting estimate for repairs

Tennis Court Surface

1. AIO awaiting company to come reinspect surface

Regular session was adjourned at 2029.

Next Meeting: TBD