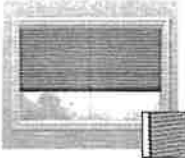


# Clubhouse Committee

Report to Board For March 2024

Requests to the Board for funding:

**Lake Margaret Shades:** Estimate forwarded to board on 3/27/2024 (Tax needs to be added). Price may have changed slightly so approval for up to 675 is requested for purchase price (sale may have ended).



**Light Filtering Cellular Shades**

Based on your selections, your item(s) is estimated to ship on **4/22/2024**.

COLOR: **CLASSIC LIGHT GRAY 19570343**

SUREFIT - GUARANTEED TO FIT: **YES**

WINDOW NAME: **LIV**

MOUNT: **INSIDE MOUNT**

WIDTH: **94 0/0**

HEIGHT: **64 0/0**

COLOR: **CLASSIC LIGHT GRAY 19570343 - ON BACKORDER UNTIL 4/05/2024**

LIFT TYPE: **CORDLESS \$118.99**

LIGHT CONTROL: **CORDLESS BOTTOM UP**

HEADRAIL: **STANDARD**

QTY: 1

Price: **\$597.98**

[Edit item](#)

[Add Another](#)

[Remove Item](#)

### Pickleball Court: Issue One-Missing Wrenches

Net Wrench : There are two different types of net wrenches required for courts and we have only one type. The nets are seriously sagging.

I have been able to locate <https://www.10-s.com/dh4014> for 25 dollars. Before ordering check to see if it is the correct handle as there are round and rectangular. Please purchase 2 each and provide it to the committee for use and stowage.

**Pickleball Court: Issue Two-Court Safety and Fencing** The committee is in contact with Hurricane Fencing. Joe Ramsey the Superintendent of their Commercial division came out and took measurements to provide us the costs for raising the fence height on the sides of the court (removing the two side doors which are of little to know utility), replacing the wind screens, repairing the main door, and replacing a damaged post that is currently supporting the door. They came on April 3, 2024 and have promised a quote by COB on April 5,2024 which

we will forward to the Board when we receive it. Please see the reports from our committee for justifications. We are Hurricane to supply us with a cost breakdown for all that they recommend.

The need for this has been communicated multiple times to the board on safety and security issues surrounding the courts.

Briefly, the doors on the court sides are a collision hazard as they open into the court, and on the pickleball court side are unlock-able. The side fences are low (less than 4 feet) and many balls leave the court (where the drop-off from the court is extreme and this is a potentially serious accident issue). Our committee has made this known in several discussions with Sam and in several writings to the board.

The current windscreen has long past its serviceable life and is now not only of little value it is a hazard to the players. It has fallen and been improperly replaced several times; it is a heavy material and it now whips out into the play area hitting players on the court. Pieces of the materials used to secure it (improperly) are showing up on the court further affecting safe play. Replacement with a new properly secured screen is requested and will be part of Hurricane Fence's estimate for dealing with court safety.

#### **Pickleball Court: Issue Three Re-Repair of the Court**

I have asked Sam to please contact World Class Courts (I believe that is the correct name of the contractor) to provide us with the following information:

- 1-When they are scheduling the re-repair of the courts
- 2-What they intend to do to repair it
- 3-When will they start
- 4-When will they finish

To date, I have not been provided with this information

#### **Pickleball Court: Issue Four-Proper Repair**

I have asked Sam to provide pricing for a possible core sampling of the Courts to see if we can determine the actual cause of the court failures scientifically. We have received several theories based on observations but none based on facts. I have offered to Sam to find out costs on my own and will start since I have not heard that he has started to seek out costs.

We are still researching the final approach to correctly fixing the courts. We have spent many hours as a committee trying to get the court to a condition that meets the safety and aesthetic standards we want for our community. We do know that the costs may be high but actual costs will depend on the solution selected.

#### **Pickleball Court: Issue Five-Proper Signage**

On this matter, I refer the Board to the memos submitted to the board on April 12024. A copy was emailed to all board members at the President's request. Please note that one board member responded with an idea of locking the doors electronically during off hours, which would be fine if the fences were not 4 feet high on the sides of the court. The problem is also the misuse of courts for other than racquet-based games. Succinctly my request is to post a sign that the courts should not be used for playing with pets, radio-controlled vehicles, skating, biking, and other non-racquet-based activities all of which have been observed on multiple occasions. The committee recognizes that signs don't guarantee proper behavior, but they can inform and encourage better choices. We understand that some board members may have concerns, but we truly believe that the potential damage and risks to safe play outweigh any minor aesthetic impact a sign might have. We assure you that we have carefully considered all

factors involved and have the best interests of everyone involved in mind. We understand that words written on a board only hold power if individuals are willing to follow them. However, if the rules are clearly stated, any defense of 'I was not aware' or 'I did not know' becomes irrelevant."

#### **8400 Building**

Our committee has spent much time on the 8400 Building. We are dealing with:

- 1-The infiltration of water through the basement.
- 2-The lack of storage space for the community assets (currently stored in the 8400 building).
- 3-The preparation of the building for the opening of the pool season.
- 4-The outside building concerns.
- 5-The elephant in the room, the ultimate use of the building.

#### **8400 Building: The infiltration of water through the basement.**

We have met with three contractors and are planning on one more as several contractors have declined to bid. Please see the committee reports 1 and 2 (previously forwarded to the board along with numerous memos) for further information. We have not yet issued our final Recommendation.

#### **8400 Building: The Storage Issue.**

Our committee has met with the pool committee and we would support the erection of a drag-and-drop storage building adjacent to the pool and parking area behind the diving board area. This would solve the pool furniture storage as well as the community assets stored in the 8400 building. If the Board wants the Clubhouse committee to explore this option please let us know and we will begin to research costs.

#### **8400 Building: Preparation for the opening of the pool.**

We have requested that Sam get estimates and contract for tile cleaning and repair of the Bathrooms and Showers in the pool area of the building. These need to be accomplished as soon as possible to meet the pool opening schedule. We have communicated our findings as well as what we are requesting for the facility to the Pool committee. We will work with Sam on this Issue.

#### **8400 Building: Outside concerns**

We have made an inspection of the outside of the building and have made our finding to the board. We will hold off on outside repairs that are not directly related to the water infiltration problem until after the infiltration issues are resolved. We will forward our financial requests as soon as we have made our determinations.

#### **8400 Building: Use**

We have made a preliminary report to the board stating that we would like to get the opinion of professionals with regard to maximizing the usable space of the upstairs. We have been sidetracked somewhat by the problems with the heating and water infiltration issues. Our plan has been to get impressions from an architectural firm/engineering firm as to how can best exploit the upstairs area and maximize its utility for the community. We made our initial recommendation that the space be utilized as a community center where homeowners and their families could take advantage of a location where they could relax with friends, read, play games, small group meetings and activities of general interest to all community members.

We have made headway on the several other 8400 engineering fronts and now and request approval to seek an estimate from structural engineering companies with respect to costs to

draw up plans for the renovation of the section of the floor adjacent to the circular staircase as well as estimates from architectural firms to provide an estimate to provide ideas for the maximization of the upstairs spaces.

**ALL Facility: Safety Inspection**

In the next month the committee will be conducting safety inspection of Lake Margaret, the 8400 building, the pickleball courts and the parking facilities at both Clubhouse locations. We will forward the findings with recommendations to the Board.