

BEACH CLUB COMMITTEE MINUTES

November 12, 2015

Present:

Ruth Mosca	Al Rybicki
Doug Campbell	Dan Klein
Ann Cea	Paul Whiteside
Tony Tedeschi	Frank Shorey
John Puzine	Bridget Fraser

President Ruth Mosca called the meeting to order. Since a quorum of members was present, the minutes of the meetings held March through October were accepted.

Project Reports:

Brad McKnight, the Severn Trent employee assigned to oversee Riverwood CCD projects, gave an update on construction and maintenance at the Beach Club:

- Ramp construction is nearing completion, but may not be finished by target date 11/18. The temporary path to the beach near the grills will remain open. The punch list for the decking and ramp will be compiled after the work is completed.
- The storage unit and dumpster occupying several parking spots will be removed by 11/18
- New gutters have been installed over the NW pavilion and over the NE section of the building. All gutters are now hooked up to the tile drainage system.
- Root and stump removal is near completion; cleanup remains.
- Attendants have started the pressure washing of decking.
- Entrance gate updates will be installed on November 23. This will include a new card-reader and software to improve communication with the security office. Once this work is completed, the gate will be closed after hours. The gate will be maintained by the same company overseeing all Riverwood gates.

Brad raised the possibility of improving the area between the NW pavilion and the beach by covering the area with sand. This would allow an additional seating area to be created. (Ann Cea agreed with this approach, noting that at times of very high tide little seating is available on the beach. Tony Tedeschi said it would be possible to build stairs down to this area with little cost. Brad will further investigate costs involved.)

Brad McKnight finished his report with list of minor repairs he has made in the men's bathroom and the outside sink , and he has cleaned the gutters.

Discussion continued about a suggestion that the Committee re-stake the property lines of the Beach Club. The property lines had been staked at the time of the CDD sale, but many stakes are currently missing. Re-staking needs to be done to determine whether a path to the beach on the north side of the property is feasible. Committee members Ann Cea and John Puzine will meet with Brad McKnight on Monday November 30th to re-stake the property lines.

Further discussion covered topics including the poor work habits of the workers on the construction project. Tony Tedeschi reported that despite this, the ramp construction is of good quality after defects pointed out to the company owner several weeks ago were corrected. Tony stated that some additional electrical work needs to be done because a wire was cut during the deck replacement.

Committee Reports:

Finance - Al Rybicki of the Finance committee reported that the Beach Club will close out the fiscal year with a surplus in the \$1000.range.

Membership - Sherry McKinney was absent. Ruth Mosca read her report -

- Membership stands at 390 members, with a cap of 320. We will not know how many members do not renew until the January 2016 meeting.
- New sign-in sheets that require a photo ID were implemented and will be used to compile data.
- The current waiting list has 16 homeowners.
- Attendees were reminded that the membership cap and waiting list will be reviewed at the April, 2016 meeting.

Landscape - John Puzine of the Landscaping committee had nothing new to report. Ruth Mosca stated that Molly Meadows, Severn Trent, advised that 20 wild coffee scrubs be planted at both ends of the front gate. This was voted on and Al Rybicki agreed to the expenditure.

New Business:

Englewood Boat races take place on November 19-21. The committee approved additional staff time for that weekend. There will be two attendants on duty from 8:00 to 12:00 on Saturday and Sunday to assist with parking and chair usage. One attendant will be there in the afternoon. Al Rybicki agreed to the additional expense.

There was a discussion about procedures when an unauthorized person uses the Beach Club. It was suggested that we check whether it is possible for personnel at Severn Trent to deal with the Beach Club member about a possible violation. Doug Campbell is to discuss this with Severn Trent Services.

Discussion about procedures if a members children or other family member wishes to use the Beach Club and the member cannot be there. Several suggestions about a temporary pass or the member making contact with the attendants were discussed. It was decided that the Committee will take up this issue at the next meeting.

The Committee adjourned