

**Pinecrest Annual Meeting Minutes**  
3/14/2018, 7:00-8:00 PM

***Board members in attendance:***

Pam Magill  
Matt Alessandrino  
John Vlattas  
Dave Sanfield  
Mark Lewis  
Vu Nguyen

***Board members not in attendance:***

Lisette Bergeron  
Christine Andrews  
Dan Carney

**Number of members in attendance: 16**

**Minutes**

Pam called the annual meeting to order at 7:05.

Debbie Perreault, our Bookkeeper confirmed at least 130 Proxy votes were received, above the minimum required to conduct business.

The minutes of the 2017 Annual Meeting are available on the Pinecrest web site for anyone who is interested to read them. Pam Magill approves the minutes.

President's Welcome (Pam Magill): we are looking forward to a great season. There are not many projects this year, mostly just upkeep. We will be replacing a few chairs. This is our last year under the current NV Pools management contract. We will take bids this year for the next 3-5 years.

Pool Operations update (Matt Alessandrino): we completed a lot of electrical work last year (circuit breakers, lights, outlets). This season we will continue a multi-year effort to replace and improve the deck lighting with LEDs. We are looking at slide - it passes its safety inspection, but replacement is a serious option to consider. We bought new pool covers in the past year (required by inspection); they will be good for 10-20 years. Last season, we installed outdoor showers for the volleyball court. They were not heavy duty and barely made it through the season. The company that installed them is going to replace them this year. The volleyball court was a hit last season. The guards did a decent job keeping the pool clean and keeping sand out. They have been told to enforce making kids rinse their feet. The diving boards are inspected every other year; they are due this year. We will have ladies' showers water pressure checked during the pre-season.

## ***Pinecrest 2018 Annual Meeting Minutes***

Grounds & Maintenance (Mark Lewis): our major project last year was to do trees around tennis courts. We have no major projects this year from a grounds perspective. We will patch the parking lot as needed and do some tree/shrub work.

Tennis (Vu Nguyen): last year we installed new wind screens; they are heavier duty than the old ones. They work well and should last 10+ years. The current court surface was done in 2012. As part of the preventive maintenance schedule to maximize the life of the surface, we have budgeted to seal cracks and freshly paint the courts. This is planned to be done early in the season so it is not too disruptive. There are cracks on the basketball court which are a safety hazard. They will be repaired and painted. The tennis court lights go off automatically at 11. We would like to restart a tennis league/tennis ladder this year. If you are interested, please contact Vu. Hoping there is enough interest.

Swim Team (Nikki Vlattas, A Rep): Kevin Mallon coming back as head coach. He and his family are also members. We are in Division 5 with and have three home A meets. We just received the schedule and will post it. Swim dues are going up very slightly this year. Coach salaries are increasing. But the swimmers will have an entire extra week of swim team this year. Our goal is to not host lollipop meet again this year. Whenever the pool is closed for swim or dive, members may use Fox Mill Estates.

Dive Team (Jody Lawrence and Kathy Tieu, Dive Reps): We are in Division 3 this year and have two home dive meets. Dive is hosting Divisionals this year; thank you for allowing this. We are the only pool in our division with two boards. We are concerned about numbers. We have several boys divisions without divers to compete. There was an NVSL rule change last year to allow divers from NVSL pools without a dive team to complete on another pool's team. We have opened dive team up to other NVSL pools without dive teams. We are requesting four Wednesday afternoons for dive team practice in afternoon, for several reasons. (1) One of our coaches can only coach in afternoons, so this gives her a chance to coach the team at practice; (2) This gives club divers a chance to practice with the team a few days; (3) Some publicity will be good to maybe attract interest. Mark Lewis, on behalf of Dan Carney, mentioned that this is a worthwhile idea, but keep in mind that other pools may not be very supportive if they feel threatened their members will switch to Pinecrest after they dive here. Mark suggested advertising at places with gymnastics programs.

Finance (John Vlattas): reviewed the proposed budget. Ended last year with a cash balance just under \$450K, a healthy amount for future capital. The proposed budget does not raise dues. It will be a little tighter; cash flow will be just positive or break even. We are underfunding the last reserve study by about \$12,000 to keep positive cash flow. There are relatively low capital expenditures this year after two years of fairly high expenditures. We are due for a new reserve study. An outside company looks at our infrastructure and gives recommendations on long term repairs and replacement. This is usually done every six years; our last study was in 2012). We are deferring new parking lot repaving. The tennis court paint will be single largest capital expense.

***Pinecrest 2018 Annual Meeting Minutes***

Steve Magill added that the adjoining property was purchased but not added to the Pinecrest permit. The administrative alone cost to do that is approximately \$40K. He suggested forming a committee to look at a new clubhouse and either repair/redo the pool; that would be time to do this. It is not worth it to go through the trouble and expense if we are only looking to add a pavilion.

Communications (Dave Sanfield): we plan to have high-speed internet this year. Verizon installed fiber on the property during the off-season. We are also looking to build upon our new membership software with a new web site. We will conduct a cost/benefit analysis to see if this would be cost-effective, and if it would be better to do this year or next year.

Dues are approved. New Board Officers are approved by vote. Joe Skowronski is our new board member.

There was no old business to discuss.

No new business was raised.

Pam adjourned the meeting at 7:30.