

## Pinecrest Board Meeting

9/27/2018

### Attendees

Pam Magill  
Matt Alessandrino  
John Vlattas  
Dan Carney  
Dave Sanfield  
Joe Skowronski

### *President (Pam)*

1. Canopies: manufacturer (Capital Canopies) recommends removing the canopies every year, having them sealed, and put back up in the spring. Cost prohibitive. \$3,500/year for both. New one costs \$5,400. Canopy by playground has holes in it. Will need to replace at least that one.

#### **Authorized for two.**

2. Need to pulse local schools for any hayride conflicts in December? Matt: Fox Mill, Carson, John: Floris
3. Pam: looking for a table for the baby pool without attached benches. It impedes strollers. Matt: could look at a cantilevered sunshade (supported from the side). John estimates \$4,000. Bradley Farm got one. Can get an ADA one.

### *Pool Ops (Matt)*

1. Front desk area: door is no longer attached. Desk is not attached to the floor. Matt had for action.
4. Bonuses for Maddie, Clay, Colleen, Andrew. Matt thinks they did a great job. Five votes approved. John abstained. **Authorized.**
5. Lingering issues in the women's room. Last shower closest to changing table. NV will give Matt a price to replace diverter and patch wall. Hole in wall.
6. Two solar fans that exhaust chemical room. Both do work, they run all the time but are not as strong as electric fan. Matt can't tell any difference/improvement in corrosion in that room.
7. Kevin talking about switching from one chemical to another. Still owe us new contract. Will have it to Matt at the end of the month. Will have some maintenance proposals as well. Will give Matt a 3-year and 5-year option. With or without escalations?
8. Pam: if Fairfax continues to start prior to Labor Day, it will continue to be a problem to get guards. Closing pool is a problem unless we have an extra weekend.
9. How many other companies did we ask? Matt said three total, and another company asked to bid as well. Matt giving them until 10/15. Probably be until end of October.
10. Pam said the showers did well. Matt needs to know how to winterize the valve.
11. Dan: should we take the sound system down? Yes, although we need it for the hayride. Leave until then.
12. One funbrella went bad this year. Local place tried to fix it and could not. Lasted 5-6 years.
13. Grills survived another season. Matt will clean them and leave them and try to get another year. Both silver ones run really hot.
14. Diving boards are going out for resurfacing. Before they do, Duraform will x-ray for cracks. If they are cracked they will not resurface. Will take them during the offseason. Resurfacing \$1,500-\$1,800 each. \$3,500-\$4,500 to replace each. **Mandatory.**
15. Matt and Dan (Joe too) will look at slides, stairs, and platform. They will get them stripped and powder-coated. If that can't be done, will need new fabrication.

16. Chairs and canopies were bought in 2011. Board seems pretty satisfied that they lasted this long. Matt will count the chairs. John will take an action to look at reserve study for chair. We can use that for a decision to buy lots of new chairs. Pam did it... Park 'n Pool in Lexington, VA last time.

17. Snack shack? Matt said it went ok. Debbie kept it stocked. Guards kept it open as much as possible. Fridges are in good shape. Will keep one on until hayride.

18. Dan recommends we have more shade on deck. All the shaded spots are taken. New Sunbrella installed price? Last one was in 2011. Matt thinks \$12K. Pam thinks we must be cautious for those who like sun. John recommends a survey. In parallel, go price an umbrella.

19. Pam mentioned Arlington Forest, sleeves in concrete and people can use umbrellas if they want. John said Bradley Farm did it and the umbrellas take a lot of abuse all the time.

20. Gutters are working.

### ***Finance (John)***

1. We are due for reserve study... we do it every 6 years or so and it has been 6 years. Two of four companies have quoted for the reserve study – a little high over budget. Realistically, look at the things that must be done and do them, then look at what is left for some of these other projects. We have some flexibility. We can still short the reserve complement.

2. We are about \$55K under budget for the year. (We put off parking lot). Vu went a little high on the tennis courts. Haven't talked about the furniture. Maddie's observation... white frames get porous and the mold gets in to them. They can't be cleaned. Lot can be patched, sealed and painted in the spring. Defer to Spring. Pam: is there a savings to do it in the fall?

### ***Grounds (Mark)***

1. Volleyball area held up well. We will need sand.

2. We will need to mulch play area. Pam said last meeting they suggested moving the play set out into the field. Will need a quote from the company who put it in. General feeling it would be used more if it was outside.

### ***Swim Team (Dan)***

1. John Meade is redoing the record board.

2. Kevin keeps talking about not coming back. Gianmichael doesn't seem interested in taking over.

3. Dive coach is up in the air – looking at a Congressional opportunity.

4. Matt asked Dan to ask about getting new tents. Definitely need them. Matt recommends Pinecrest Swim and Tennis Club on them, not Pinecrest Piranhas.

### ***Membership (Joe)***

1. One membership available... sold back the last day of the season. 15 people on the wait list.

### ***Communication (Dave)***

1. Need German to pull down network for the season.