

San Simeon HOA Pool & Amenity Center Standing Committee Report

Date: November 20, 2024

Prepared by: Chris Luizzi, Board Representative

Committee Leadership

The committee voted unanimously to elect the following leadership positions:

- Chair: Ed McMillan
- Co-Chair: Juliann McMillan

Committee Members

The following individuals are members of the Pool & Amenity Center Standing Committee:

- Ed McMillan
- Juliann McMillan
- Anthony Rosati
- Tania Rosati
- Chris Luizzi
- Ashley Luizzi
- Russ Lawrie
- Elaine Lawrie
- Greg Garrett
- Kevin Durkin

Mission Statement

Mission Statement of the San Simeon Pool & Amenity Center Standing Committee:

To ensure that the Amenity Center is maintained to create a healthy, safe, relaxing, and enjoyable atmosphere for all members, their families, and guests.

The committee's scope includes oversight and recommendations for the following:

- Pool and Spa
- Community Bathrooms
- Gym/Workout Equipment
- Clubhouse
- Playground
- Community Parking Lot
- Amenity Center Entrance/Access Doors
- Community Entrance/Exit Gate

Equipment and Maintenance

Pool and Spa

The committee reviewed and recommended adherence to the Icon Pool and Spa Equipment Summary, which includes a monthly cleaning and maintenance schedule.

Thermostat Access Recommendation:

The committee strongly recommends restricting access to the pool/spa thermostat controls. Adjustments made by untrained individuals pose significant safety risks and liability concerns.

The committee proposes:

- Installing a lockbox over the thermostat controls.
- Providing the lockbox key exclusively to the authorized pool maintenance company.
- Coordinating the key exchange with James in the event of contract termination or renewal.

Pool Equipment Area Camera Recommendation:

To enhance security and deter unauthorized access or tampering, the committee recommends installing a camera in the pool equipment area. This will help monitor activity and ensure the safety and integrity of critical equipment. The committee proposes obtaining quotes for a weather-resistant camera system with secure, limited access to footage for board-approved personnel.

This measure will ensure that only trained professionals adjust the temperature settings, safeguarding members, and guests from potential harm.

Pool Furniture and Equipment

The committee unanimously agreed on the importance of maintaining the pool area as a welcoming space. The following recommendations for new furniture and equipment are proposed for inclusion in the 2025 budget:

- Two (2) White Aluminum Tables (36" Diameter): Estimated cost of \$1,000.
- Six (6) Umbrellas (Blue/Blue-White Stripe): Estimated cost of \$1,800.

Additional Notes:

1. Existing umbrellas should be retained and stored for backup use.
2. All purchasing and shopping for Amenity Center furniture must involve at least two committee members. Recommendations will then be forwarded to the board for approval and purchase.
3. No committee member is authorized to make purchases, including pool and spa supplies, without prior approval from the HOA Board of Directors.

Gym/Workout Equipment

Points of Contact:

- Anthony Rosati: Primary Contact
- Tania Rosati: Secondary Contact

Budget Recommendation:

The committee recommends allocating \$1,740.00 annually for gym equipment preventative maintenance.

Community Bathrooms

The committee noted a discrepancy in the lighting system between the men's and ladies' bathrooms. While the men's room light is equipped with a timer or motion sensor, the ladies' room light lacks this feature. The committee strongly recommends the following:

Install a timer or motion sensor for the ladies' room light to align with the men's room configuration.

Cleaning Company Resignation and Vendor Vetting

The current cleaning company has resigned, and the Amenity Center will begin vetting new vendors. Members of the committee met today (11/20/2024) with three new potential vendors. The committee has a meeting scheduled for this Friday (11/22/2024) to discuss the options and prepare a recommendation for the board.

The committee will also reach out to surrounding HOAs for additional recommendations to identify reputable options. The committee strongly opposes considering residents or relatives of residents for this job, citing potential conflicts of interest. Additionally, the committee recommends that all HOA committees adopt this policy when selecting future vendors.

Playground Refurbishment Project

Points of Contact:

- Chris Luizzi: Primary Point of Contact
- Eddie McMillan: Secondary Point of Contact

Recent Communication with GameTime:

The committee has opted to proceed with the self-installation of specific components from Quote #106686-01-02. An updated quote has been requested, and we anticipate receiving it soon. The components for purchase include:

- Molded grips
- Sunshade
- Climbing wall
- Spinning cup (not included in original quote)
- Replacement for tic-tac-toe game (not included in original quote)

Florida Playgrounds Vendor Update:

- Committee members met with Josh Verdone, Project Manager at Florida Playgrounds, on November 15, 2024.

- Josh conducted an inspection of the existing playground structure, yielding favorable results: a complete replacement of the structure is unnecessary.

Flooring Assessment:

- The existing Pour-In-Place (PIP) flooring remains compliant with impact standards.
- The abrasive surface is due to a polymer seal coating.

Recommended Solution:

- Install turf over the existing PIP flooring, extending it beyond the concrete border for additional coverage.
- Address and fill areas where the PIP flooring has retracted from the concrete border.

The committee is awaiting a detailed proposal in writing from Florida Playgrounds, which will be presented to the board for further discussion.

Summary of Recommendations

1. **Pool/Spa:**
 - a. Install a lockbox over thermostat controls to limit access to authorized personnel.
 - b. Install a camera in the pool equipment area to enhance security and deter unauthorized access.
2. **Pool Furniture:** Approve the inclusion of \$2,800 in the 2025 budget for two new tables and six umbrellas, with current umbrellas retained for backup.
3. **Gym Equipment:** Allocate \$1,740 annually for gym equipment preventative maintenance.
4. **Playground:** Proceed with self-installation of selected playground components and consider turf installation over the PIP flooring, pending further details.
5. **Community Bathrooms:** Install a timer or motion sensor for the ladies' room light to ensure energy efficiency and convenience.

The committee remains committed to ensuring the Amenity Center serves as a safe, enjoyable, and well-maintained environment for the community.

Respectfully submitted,

Chris Luizzi

Board Representative, San Simeon HOA Pool & Amenity Center Standing Committee