

Community Center Committee (CCC)

Report for 9/23/2010

Time: 9/23/2010, 7:00pm

Location: 3443 Hyperion Way

Attendees: Bob Bloch, Brian Donnelly, Denise Donnelly, Rob Wenz, Chandra Claycomb, Daisy Ling Joyce, Donna Ditmar, Marie Sanderson, Connie Becker, Greg Plagmann, Greg McFarlane, Kate McFarlane

Background

Tuesday September 21, 2010 JP and the Board of Directors announced the formation of a committee to oversee the Amenity Center. The newly formed group will be called The Community Center Committee (CCC). The committee will make it's findings available for community review and it's recommendations to the Board for final approval.

Orders of business

Establishment of size of committee and members

It was unanimously adopted that 7 persons should make up the CCC and this number should be re-evaluated after 1 year. Current members are:

- Rob Wenz
- Bob Bloch
- Brian Donnelly
- Chandra Claycomb
- Connie Becker
- Daisy Ling Joyce
- Greg McFarlane
- Greg Plagmann (non-voting) as liaison to The Board

Vote on committee members was unanimous

- Chair person: Rob Wenz
- Vice Chair: Brian Donnelly
- Admin: Chandra Claycomb

Social Committee and the CCC

It was agreed that one our primary objectives is to work with and support the needs and requirements of the social committee

There has been a social committee for awhile now, but it hasn't met yet. Unfortunately, the social committee is limited as to what they can do until they know what resources they have at their disposal. That is where CCC can provide them support, as well as possibility providing them additional ideas.

With the recommendations voted by the CCC (below), we encourage members of the social committee to meet to see if there are any other requirements or recommendations they may have that the CCC should pursue.

Connie Becker (who is also on the Social Committee) was elected to represent and share the insights of the CCC with the Social Committee.

Multi-purpose room

At the end of 2008 there was a study taken for Pulte asking homeowners their desired use for the room at the Center. Results where that 77% wanted a multi-purpose room and 23% were against it.

After some discussion the committee agreed that we would work off the premise that since we have only one room available for the Community Center it needs to fulfill multiple needs. Using that thought process and the survey findings the committee moved forward configure the room as an exercise and social/meeting Room. The room 28ft by 28ft will be referred to as the "Multi-purpose room".

Next question is how is the room to be furnished? Pulte originally proposed 16 pieces of exercise equipment to completely fill the room on their drawings of the Center. Later it was discussed to include just the following 11 pieces of exercise equipment. Greg P. says in recent discussions with Pulte that we're probability getting 9 pieces.

- (2) Treadmills
- (2) Ellipticals
- (1) Recumbent Bike
- (1) Dual Adjustable Pulley Universal
- (1) Three-tier Dumbbell Rack
- (1) Set of rubber Hex Shaped (safety - don't roll) Dumbbells 5-50 lbs. in increments of 5 lbs., 2 of each weight
- (1) Adjustable Weight Bench, all Lifefitness
- (1) Precor Stretch Trainer on rubber flooring

Fact is we're not sure what we are getting, until the truck pulls up. However, in a positive conversation, Pulte has asked for a list of items we want for the remaining area of 16'x28'

There will be no separating wall(s). Using a footprint of 16'x 28 for multipurpose (social/meeting) activities area with a 12'x 28' exercise area CCC designed the room as follows:

A 10' conference table located on the west end of room surrounded by 6-10 executive chairs on wheels. This would be permanent.

This will allow us to conduct meetings in the multipurpose room and also have floor space approximately 20'x16' for social events (with chairs and tables), meetings (with chairs), and workout area (when tables are folded and chairs stacked).

It is recommended that the following list be provided to Pulte:

- **1- 10' oblong conference table with 6-10 executive rolling chairs**
- **50 padded stackable chairs (same as Micco Library)**
- **4 - 4'X4' folding card tables**
- **4 - 8'X30" folding tables**

- **Kitchenette on pool side (drawing is available) with Fridge and microwave**

- **Mobile equipment to be proposed for the fitness center:**
 - **Stability ball**
 - **Rack of medicine balls**
 - **Mats for yoga/stretching**
 - **Step with adjustable height**
 - **Resistance bands with a variety of resistance**
 - **Water cooler**

Facilities

- **Pool:**
 - Deemed by the county a public pool. This means licensing and other costs. Will need to meet public pool requirements such as testing 3 times per week.
 - Pool maintenance to be done by an outside vendor. One estimate of \$495/mo. has been obtained for regular pool maintenance. Pool maintenance cost is also in the budget.
 - Greg P. estimated it will cost \$2,000/yr. to heat pool to 82 degrees for all 12 months which is in the budget.
 - It was decided to heat the pool at 82 degrees year around for one year.
 - The pool will be uncovered
 - After one 1 year, cost, temperature, cover, year-round opening will be re-evaluated.
 - Pool hours:
 - Lap swimming: 7am - 9am
 - Aerobics or other water exercises: allocated 9am - 10am
 - Open Swim: 10am - 11pm

- **Tennis Courts:**
 - Hours: 7am - 10pm

- **Rules:**
 - It was proposed that general pool, fitness center, and tennis court rules be reviewed from other communities before setting them for The Lakes.

- No smoking or alcohol will be permitted on the entire community center grounds. This includes the parking lot and tennis courts.
- No glass bottles will allowed on the premises.
- Homeowners must accompany guests who are minors while they are visiting the community center. (Definition of minors TBD)

- Delinquent payments
 - It will be recommended that homeowners who are seriously delinquent on dues have access revoked. (seriously delinquent TBD)

- Cleaning duties
 - There is money budgeted for professional cleaning of the amenity center - recommended weekly cleaning to start.
 - Decisions will need to be made on janitorial supplies. It is possible that the vendor selected for cleaning purposes could supply the janitorial supplies. Prices can be checked for regular free delivery from amazon.com. This should include paper towels for hands, toilet paper, and antibacterial wipes for fitness equipment.

- TV and communication options
 - Greg P. reported that Pulte should be providing 2 - 32" televisions for the fitness center. The Board has also requested a big screen.
 - Rob W. will look into providing WIFI capabilities

- Vending Machines
 - There is area for vending machines at the community center. Will they be provided? Will they hold up to the heat and humidity here? The money provided by the vending machines would go back into the community center.

- Guests
 - It was unanimously decided that limits will not be placed on the amount of guests a homeowner can invite.
 - It was unanimously decided that the community center will not be rented out for private functions.

Action Items

Download general rules for all areas - Chandra C

Verify if vending machines will be provided - Rob W.

Determine the responsibility of maintenance of the lights both inside of and outside of the community center - Greg P.

Determine if Pulte will provide grills - Brian D.

Any input you can provide us - Homeowners

Deferred until next meeting

Establish fitness center hours.
Establish rules for all areas.

Next meeting 10/27/10 @ 7:00, Location TBD

Suggested Rules and regulations to be reviewed by CCC at next meeting:

Swimming Pool Rules

1. There will be no recreational admission to the pool during lap and exercise times.
2. Walk; don't run in and around the pool facility.
3. Children under seven years old or less than four feet tall must be accompanied by a parent or responsible person, in a swim suit, at all times including in the water, on the deck and in the restroom. While in the water, the parent or responsible person must remain within arm's reach of the child.
4. Children who are not toilet-trained and less than four years old will be allowed in the pool only if they wear a swimsuit diaper or plastic pants and a swim suit. Cloth or disposable diapers are not accepted.
5. Acceptable swim attire must be worn by patrons on the deck and in the water. Patrons with religious concerns regarding modesty may wear clean, covering garments that do not interfere with their safety in the water.
6. Animals are not allowed in the building or pool area, with the exception of guide dogs. Guide dogs are allowed on deck, but not in the water.
7. Persons who appear to be under the influence of alcohol or narcotics can be denied admission.
8. Candy, food or beverages are not allowed in the pool. No glass items, chewing gum or smoking is permitted anywhere in the facility.
9. Toys, flotation devices (water wings), snorkels and masks are not allowed in the pool unless actively being used.
10. The use of sunscreen is encouraged.
11. Persons with open cuts, sores, bandages, colds, coughs or infected eyes are not permitted in the pool.
12. Lying on the deck close to the edge of the pool where swimmers may trip over sunbathers is dangerous. Sunbathers must lie or sit at least three (3) feet away from the edge of the pool.
13. Spitting, spouting or nose-blowing in the pool is strictly prohibited.
14. Dangerous practices are prohibited. Patrons must not run on decks; climb, sit or jump from fence, push, pull or unnecessarily splash swimmers. Diving, back dives, somersaults, "cannon balls" from the side of the pool or any other unsafe activities are not permitted.
15. Foul or abusive language will not be tolerated.

Tennis Court Rules

1. No street shoes are allowed on courts. Only tennis shoes may be worn.
2. Courts should be reserved before entering.
 - Limited to one hour of play if others are waiting, this includes both singles and doubles.

- Persons wishing to play MUST sign up for the next available time.
 - Players may remain on the court after the hour of use if no other players are reserved.
3. Gates shall be closed at all times.
 4. Tennis courts are to be used for tennis only. No bicycles, skates, skateboards, in-line skates, hockey or other activities permitted.
 5. No pets are allowed on courts.
 6. Sitting, pushing or pulling on tennis nets is prohibited.
 7. Climbing on, hitting or kicking balls into, or running into fences is prohibited
 8. There are only two (?) balls allowed on a court at one time.
 9. Alcoholic beverages are NOT permitted.
 10. Players are encouraged to keep the courts and surrounding areas clean.
 11. Abusive language is not permitted.

Multi-purpose Room/Fitness Center Rules

1. Members are required to pick-up after themselves and discard trash and remove personal items upon leaving
2. All members are required to wipe down cardio and weight room equipment after each use. Disinfecting wipes are available for use.
3. Report damaged equipment, unsafe exercise or bathroom conditions immediately to the CCC.
4. If you are unsure of proper use of equipment, schedule an appointment with the CCC for orientation.
5. Towels will not be provided onsite, please bring your own towel.
6. Please return fitness equipment to the proper place before leaving the fitness center.
7. Weight Area Etiquette:
 - Use of chalk is not permitted.
 - Other members must be allowed to “work in” between sets.
 - Return weights to the tree or rack.
 - Weights may not be set against the wall, mirror, benches or on other equipment or furniture.
 - Weights or dumbbells may not be dropped on the floor or benches.
8. Cardiovascular Area Etiquette:
 - During busy times or whenever someone is waiting for a machine, observe the 30-minute time limit on all cardiovascular equipment.
 - Wipe down equipment after each use.

List of recommendations for Multi-purpose Room for immediate presentation to Pulte

Furniture needs:

- 1- 10' oblong conference table with 6-10 executive rolling chairs
- 50 padded stackable chairs (same as Micco Library)
- 4 - 4'X4' folding card tables
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Kitchenette Option:

- Kitchenette on pool side (drawing is available) with Fridge and microwave

Additional Exercise needs:

- Mobile equipment to be proposed for the fitness center:
 - Stability ball
 - Rack of medicine balls
 - Mats for yoga/stretching
 - Step with adjustable height
 - Resistance bands with a variety of resistance
 - Water cooler

List of recommendations by CCC or approval by DOB

- **Define the Centers only room as a multi-purpose room:**

There will be no separating wall(s) with a footprint of 16'x 28 for multipurpose (social/meeting/floor-exercise) activities area with a 12'x 28' exercise area.

A 10' conference table located on the west end of room surrounded by 6-10 executive chairs on wheels. This would be permanent.

This will allow us to conduct meetings in the multipurpose room and also have floor space approximately 20'x16' for social events (with flexibility of multiple chair and table configurations), large meetings can hold up to 50 people (with chairs), and workout area (when tables are folded and chairs stacked).

There would be no area available for causal seating (i.e. sofa and stuffed chairs).

A list of desired furnishings has been provided to the BOD of HOA separately.

- **Pool:**

- Pool maintenance to be done by an outside vendor.
- Pool would be heated at 82 degrees year around for one year.
- The pool will be uncovered.
- After one 1 year, cost, temperature, cover, year-round opening will be re-evaluated.
- Pool hours:
 - Lap swimming: 7am - 9am
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- **Delinquent payments**

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- **Cleaning duties**

- Cleaning of the Center will be done by a professional cleaning service - recommended weekly cleaning to start.

- **Guests**

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