

Cape St. Claire Swim Club Monthly Meeting Minutes
September 10, 2020

Present:

Dave Sabat	Joe Keckler
Jim Harvey	Candace Decker
Cheryl Gorman	Alison Moore
Kristin Watson	Jeff Haines
Nicole Kempton	Kevin Rump

Absent: Leslie Dougherty

The meeting was called to order at 7:06

A motion to approve last month's minutes was proposed and seconded. The board voted unanimously to approve last months minutes.

Treasurer Report:

Bank balances have been sent out. There is an estimated income of \$2,500 from NAAC rental.

Vice President Report:

Refund from Ace is \$14,996.10. Follow up about when and how refund will be paid.

Pool repair and maintenance estimates:

- A. Resurfacing alone estimated at \$24,595, to resurface and reuse existing tiles estimated at \$28,000, to resurface and replace tiles completely estimated at \$34,000.
- B. \$67,000 estimate for plumbing pipes that are due to be replaced. The work may be able to be done while decking is up to repair grounding.
- C. Risk of postponing non-emergent repairs was discussed. If resurfacing, plumbing, and in-pool lighting maintenance is postponed, it will potentially come up in emergency situation sooner rather than later. Then the pool deck would have to be dug up again and replaced again. Lighting needs to be replaced and resurfaced into pool when doing the bonding and will require spot re-plastering at a minimum. It makes the most sense to do all repairs, if possible, while pool deck is already up to repair bonding. More quotes are needed at this time for potential re-plastering and pipe replacement work. Estimates and payment plans are being attained and negotiated. The board is comfortable with extending Ace to a third year contract if it aids in negotiation with payment plan and contract pricing.
 - a. Next steps are additional quotes and checking to see if coping tiles and caulking falls into scope of work.

Social:

Discussed possibility of off-season events on pool grounds. Next steps: check in with insurance about off-season events. Look into bands and entertainment for 2021 season.

Communications/IT:

Discussed online lease signing capability, how to efficiently connect members with potential lessees. Next steps: Check into Membership Splash with admin privileges. Some forms and functions may be available. This committee will work together on a communication strategy for social media. Committee will begin updating the website and looking into how to back up member data in case of a problem with Member Splash.

Membership:

Two new certificates signed tonight that were previously mentioned in August minutes. (Moyer to Mendenhall and Hitchcock Capital Investment Bond) There are 5 pool owned memberships to sell and there are currently 195 bondholders. Discussion was had about raising the value of pool bond. Next step is to decide price for 5 remaining memberships by February.

Aquatics:

Swim Clinic refund checks have been distributed. Next season will start being discussed in January.

Building and Grounds:

Getting detailed schedule and scope of work on decking and bonding. Looking into numbers for conduit boxes and in-pool light repairs. Coordination of work to be done for deck repairs/bonding, pool light and deck electrical repairs, and permitting and timetable for potential pipe work will affect work to be done as well as budget availability. The wish list for non-emergent items totals over \$45,000. Landscaping and painting needs have been delegated. Two dead trees need to be removed and a list of licensed and insured tree removal companies is ready. Discussed changing cabanas and the possibility for them to be sponsored by businesses or members. Next steps are to continue discussions over sponsorships.

Old Business

Lease Refunds

Six phantom leases were leased from pool prior to start of season. They had benefit of entire season, refund \$120.08/each=\$720.48 Eleven private leases (from a member) vary in length of time they were able to use the pool from the entire season to 0-41 days. A per-day rate was calculated and prorated based on time pool was available. Refund for private leases is \$1143.92 total. Total lessee refund is \$1864.40 Motion to refund lessees the prorated amount from pool was proposed, seconded and passed by the board unanimously.

Membership Dues Reimbursement

Ace refund will be used to reimburse part of membership dues. The refund divided by number of memberships equals \$77 per membership. There was discussion about how to refund the money and how to demonstrate to

membership the budget to maintain the pool and grounds year round to be able to open at all. Ms. Moore will send budget percentages to Communications and IT chairs. A motion to offer memberships a \$77 credit for 2021 season or memberships can special request a refund. The motion was seconded and passed unanimously by the board.

Babysitter passes will be rolled over to next season. (Estimated at 10)

New Business

We need a meeting place in the winter. Clubhouse is \$100 per use. Board members are checking into church spaces and possibly outdoor space at board member's homes.

Meeting was adjourned at 8:49 pm.