

South Bay Community Association
Facilities Committee Meeting
April 8, 2025

1. Call to Order:
 - a. Meeting called to order at 9:32
2. Determination of Quorum
 - a. Quorum determined. Committee members present: Ted Ross, Carolyn O’Keeffe, Chistine Spagle, Bill Colosky, Rob York and GM, Mark Torres. Absent: Mike Wyer. Also present was Board member Howard Weiner.
3. Approval of Agenda
 - a. Motion to approve agenda with amendment made by Carolyn O’Keeffe; second by Christine Spagle. Unanimously approved.
4. Approval of Minutes for March 11, 2025 meeting
 - a. Motion to approve March 11, 2025 minutes made by Christine Spagle; second by Carolyn O’Keeffe. Unanimously approved.
5. Old Business
 - a. Electrical and Plumbing Evaluations: Sources to perform evaluations:
 - i. We are getting estimates for two preventative maintenance service estimates for our electrical and plumbing systems, providing evaluation and rough estimates of replacement costs. Plumbing evaluation - \$20K
 - b. PLPA request to discuss installation and removal of cameras before and after a PLPA event.
 - i. Sharla of PLPA came to discuss cameras. PLPAs request was that they keep the cameras up and not have to put them up and take them down for each performance. Committee agreed as long as PLPA is responsible any damage to cameras that may come with keeping cameras up all the time. Mark will work with PLPA to capture this responsibility in facility rental agreement.
 - c. Woodshop report:
 - i. No significant report from Woodshop. Rob is looking into parts/components for installing permanent ducting to dust collector and two specific adaptors to be used with the miter saw and band saw.
 - d. Update on Bay Club items: Window cleaning, stage and landscaping
6. Prioritizing 2025-2026 Work and Funds:
 - a. Concrete work – repair of front walks (\$20K)
 - b. Landscape:
 - i. Trees: limb or remove/replace with new landscaping; prioritize back and view of Bay
 - ii. Maintain and Refurbish front beds: demo out all dead plants/shrubs/trees; remove old dirt and replace with new dirt and compost. Work on curb appeal of front of Club.
 - iii. May need a subcommittee for landscape project
 - c. New lockers for locker rooms: pull out and replace

- d. ADA door systems (operators) for additional systems for entry into cardio area and pool area.
 - e. Ancillary evaluations for other potential systems evaluation (e.g., plumbing, electrical)
 - f. Pool Dehumidification – action item for 2025 -2026 Board of Directors
7. New Business:
- a. Health/Fitness request for additional sets of weights (12 and 15# weights), mats (2-3) and additional set of portable mirrors for exercise classes (Tai Chi)
 - i. Request to Health/Fitness committee by two members to add – a second set of 12# weights, a second set of 15# weights, three more mats and two additional portable mirrors. Facilities Committee did not support the additions of these items as there currently are items available for member use.
8. Issues from other Committees: None received
9. Comments: None
10. Adjournment: Meeting adjourned at 11:22 a.m.

Next SBCA Facilities meeting: May 6, 2025