

South Bay Community Association
Facilities Committee Meeting Minutes
August 12, 2025

1. Call to Order
 - a. Meeting was called to order at 9:30 a.m.
2. Determination of Quorum
 - a. Quorum was met. Members Ted Ross, Christine Spagle, Bill Colosky, Mike Weyer, Susan Shadrick, Rob York and Carolyn O’Keeffe were present as was GM Mark Torres.
3. Additions to Agenda: No additions to the agenda
4. Approval of Agenda
 - a. Motion to approve agenda by Susan Shadrick; second by Ted Ross. Unanimously approved.
5. Approval of Minutes for July 8, 2025 meeting
 - a. Motion to approve minutes by Ted Ross; second by Susan Shadrick. Unanimously approved.
6. Additions to Facilities Committee
 - a. Committee moved to recommend the following members for the Facilities Committee for the 2025-2026 Fiscal Year: Rick Conrey (Chair; Board member), John Cacho (Board member), Susan Shadrick, Bill Colosky, Mike Wyer, and Rob York (Steward for Woodshop). Unanimously approved.
7. Old Business
 - a. Electrical systems maintenance update: Matthews Electric coming next week to do Performance Maintenance review of Bay Club’s electrical system.
 - b. Update Plumbing Repairs working with David Hosfeld from Re-pipe Specialists: Ted is working David Hosfeld to have Performance Maintenance completed for Bay Club plumbing which will include a camera scoping all of sanitary drains, domestic pipes (water), and swimming pool. This will cost substantially but is necessary for an older facility. There may be sandblasting to remove grit from domestic pipes; grit would be flushed out. If domestic pipes need repair, an epoxy coating can be blown through to create a new lining and preserve pipes (no cutting out walls).
 - c. Landscaping: Trimming the front and back trees occurred for uniformity, line of sight, and view maintenance. Hedges by Paradise Bay trimmed. Mark put out a bid for the Katsura Trees Project (limbing, cutting down and removing roots). We will put in an ARC request regarding removal of trees. Consideration for next year: there are 4.5 acres around the Gazebo area that need to be maintained. These have shoreline requirements. We may want to add as Operational line item or a Reserve item. Also, may want to add Fire Wise trimming and clearing to support efforts of Inner Harbor’s work. Fire Prevention item could be DCD, Fire Chief walk the shoreline area to determine any fire prevention mitigation.
8. Woodshop report: Moved Dust Collector to other room. People kept stepping on hose and crushing it. We will need to put it overhead – Rob will price out cost to do this work. In next Communique to Woodshop members – they need to check Activities Calendar before any cutting/sawing, etc. is to be done as the noise is impacting meetings in Conference Room.

9. Managers Update: Shared wall of Woodshop and Conference Room – may have a potential noise reduction project.
10. New Business
 - a. Update to Bylaws this Fall
 - b. Work this year (Reserve Funds): Trees and landscaping in the fall; lockers in locker rooms in winter/spring.
 - c. Board Long-term Planning work
 - d. Lockers: H/F Committee looking into types of locker that could replace current system.
11. Issues from other Committees: An Associate member and former member of the H/F committee sent a letter to the Facilities Committee and the SBCA Board of Directors requesting a reconsideration of the decision to remove the Trap Bar. Facilities Committee discussed the request, reviewed the Fitness/Weights Room and determined nothing had changed from the time of their decision, specifically, no additional space and managing of potential risk. Motion made to continue with prior recommendation to Board (removal of Trap Bar) because the conditions managing risk and space utility have not changed; second by Mike Wyer. Unanimously approved.
12. Comments: None.
13. Adjournment: Move to adjourn by Rob York; second by Susan Shadrick. Unanimously approved. Adjourned at 11:00 a.m.

Next SBCA Facilities meeting: September 9, 2025