

South Bay Community Association
Facilities Committee Meeting
January 6, 2026

1. Call to Order: Meeting called to order at 9:31 a.m.
2. Determination of Quorum:
 - a. Quorum was determined. Attending committee members were Owen Dennison, Ted Ross, Mike Wyer, Rob York, Bill Colosky, John Cacho, and Carolyn O’Keeffe. Also present were Mark Torres, GM and Christine Spagle, SBCA Board VP. Absent was committee member, Susan Shadrick.
3. Additions to Agenda: None
4. Approval of Agenda
 - a. Motion to approve agenda by Ted Ross; second by John Cacho. **Approved 7/0.**
5. Approval of Minutes from December 9, 2025 meeting
 - a. Motion to approve minutes as written by Ted Ross; second by Rob York. **Approved 7/0**
6. Old Business
 - a. Update Plumbing Repairs working with David Hosfeld from Re-pipe Specialists – Committee viewed two short videos on preventative maintenance on domestic water and sanitary pipes. Discussion ensued on our current situation and age of pipes. We are not aware of any critical issues (leakages, blockages) at this time.
 - b. Landscaping – rest of work (removal of remaining roots, soil enhancement, landscaping) will occur in the spring.
 - c. Lockers – no update from H/F yet.
 - d. Concrete Repair – waiting for better weather to do work.
7. Woodshop report – Discussion on moving dust collector ducting up off of the floor. Rob requested a \$500 budget to replace flex ducting with a PVC dust collection system. Project had already been approved last year. Motin to allocate up to \$500 to complete rigid dust collection system by Mike Wyer; second by Bill Colosky. **Approved 7/0.**
8. Manager’s Update: HVAC service contractor will be here on Friday (1/9/26) to repair sensor unit that has failed on heat pump. Service contractor will come out on Friday to service treadmill that failed due to power outage. Swift Plumbing will be on-site on Friday, January 9, 2026 to do a camera scoping of our sanitary pipes to view their status. Club to be closed. Universal gym was sold and is being dismantled and taken away today and Thursday. New equipment arrival will be this month but exact date unknown.
9. New Business

- a. Review and update Reserve Components List – We will begin work at our February meeting. Cardio and Weight room will be separated into two-line items. We need to reconsider the Pool dehumidification system.
10. Issues from other Committees – There are additional requests from H/F Committee members (TRX, Trap Bar, demo of second cabinet). Discussion ensued. Motion to recommend to Board that H/F Committee put into a separate package any other customization items and/or new items to be reviewed by Facilities Committee by Rob York; second by Ted Ross.
Approved 7/0.
11. Comments - none
12. Adjournment – Motion to adjourn meeting made by Ted Ross; second by John Cacho.
Approved 7/0. Meeting adjourned at 11:00 a.m.

Next SBCA Facilities meeting: February 10, 2026