

2022-05-24 FVCA Regular Board of Directors Meeting

Monday, May 24, 2022

7:28 PM

Agenda

Call to Order

Approval of Minutes - Deal

Treasurer Report - Branch

Architectural Committee Report - Aburubia

Advisory Committee Reports

Community Facilities - Hill

Parks and Maintenance - Hill

TIRZ 17 - Dunson

Memorial Super Neighborhood - Bonnin

Social - Rosca

Website - Bentaleef

Capital Improvement - Zoch

New Business

Operating the concession stand at the pool: purchases, reimbursements, cash management, card acceptance management, etc.

Slide

Meeting Adjourn

Attendees

Alexander Rosca, Lindsay Deal, Kyle Hill, Dan Zoch, Charles Sturm, Andy Bonin, Natalia Branch

Call to Order

7:18 PM - Fonn Villas Swim Facilities

Approval of Minutes - Deal

Both March and April minutes posted on the minutes

Zoch motion to **approve the draft minutes as posted**, Bonin second, **Approved**

Treasurer Report - Branch

Maintenance

Revenue \$1000 below budget from 4 families with outstanding balances

Expenses on budget

Some hold over of bills from last year

\$8000 budgeted for legal fees that should be smaller this year, most fees were one-time due to law changes and more discretion about reaching out to legal council

Pool

Revenue on budget, sponsorships over \$2000 budget offsetting from outsourcing collections

Expenses \$1200 below budget

Budget for trashcans, ping pong tables, pool improvements, spending slowly

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Plan to replace basketball goals, \$409 to install, do not have a quote for removal and disposal, estimate at \$400, hoops are \$750 - ~\$3200 we have room in the budget for small pool improvements if we don't replace ping pong tables

Still looking at outdoor ping pong tables, would be over budget to replace in kind

New trash cans

Pool slide temporarily fixed for the season

Next Year new framework to expand number of accounts

Architectural Committee Report - Aburubia

No report

Quarterly report at the next meeting

Action: Bonin speak to Aburubia to switch the frequency of reporting to monthly written or verbal

Advisory Committee Reports

Community Facilities - Hill

Hill to buy 10 more chairs

Swamp cooler is fixed

Change to single guard in the stand, several in the stand

Challenge to get staffing while school is in session

Some concern about quality of the life guard training

End of the season - 15-year-olds can't work after 7PM

Have to have a lifeguard for each 25 people

Have requested permanent life guard staff of 5 by name starting when school ends

Charles to look to see if there are contractual issues associated with staffing

Swim Team

Half lappers extended through June

On budget

First meet June 6th

22 who joined through swim team, additional 15 through website

1 person tried to send to the old Venmo account, still looking for the person to contact her

Parks and Maintenance - Hill

No report

TIRZ 17 - Dunson

No report

Memorial Super Neighborhood - Bonnini

Sidewalk ordinance published for public comment May 23rd - June 23rd, scenarios should trigger you to have to buy a sidewalk

Remodel 250sqft, rebuild, rework driveway or pay \$1200 fees to be repurposed for sidewalks

Action: Deal to inform the newsletter and website of public comment period

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Social - Rosca

Hill and Rosca planning Memorial Day party

Cooking burgers and hot dogs, bring a side dish

Pool games 11:30 - 2:00 PM

Action: Deal to publish party on website

Website - Bentaleef

No report

Capital Improvement - Zoch

Committee met and got a list of items for pricing

Reroofing

Basketball goals

Residing

Trashcans

New window

Playground with a fence

Fence

Electrical

Attempting to prioritize improvement of current facilities

Going forward build a Capex reserve in the budget for improvement plans

Some complaints about chiller for the lap pool

Action: Zoch to add pool chilling to the list for consideration

New Business

Operating the concession stand at the pool: purchases, reimbursements, cash management, card acceptance management, etc.

Collected \$1550 in cash and ~\$700 in credit card sales since pool opening

Inventory Management - Kyle has managed inventory, deliver and restocking, using petty cash, Kyle to continue to manage

Last year the Venmo and Ice Cream and Cash was hard to follow, potentially missing cash

Cash Management Issues - Need a board resolution to open an additional bank account to manage cash

No longer accepting cash June 1st

Action: Bring pin board for packaging and publish change in the newsletter and website, punch cards are available

Action: Raise prices for water and soda to \$2

Slide

Paid 80% on order last year, and 20% on install, \$37K

Sweetwater did not inspect at time of installation

2 kids hurt on Splash Day, inspected and found hardware on the inside and burrs

Alex contacted manufacturer on May 5th, for action plan and resolution

Sweetwater hired a 3rd party for inspection, **Report Attached**

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Manufacturer crew fixed temporarily to replace to hardware and fix burrs to Sweetwater's satisfaction

Manufacturer will permanently replace hardware with stainless steel, one flume, reinspect the supports and stairs, some posts are getting additional supports

Action: Rosca to request inspector come back out to and get 3rd party assurance that the slide is safe to use

Meeting Adjourn

8:24 PM

Prepared by: *Lindsay Deal*

Approved by:

Water Slide Inspection

Site Name: FONN VILLAS POOL

Inspected by: Thomas Withrow

Site Address: 635 Hallie Dr
Huston , Tx, 77024
United States

Date of Inspection: Sunday, May 22, 2022

Contact Name: Nat Sosienski

Contact E-Mail: Nat@sweetwaterpoolsinc.com

Contact Phone Number: (832) 563-9005

Overall Structure

Type of Unit: Open Stair

Overall Site Photo:





Does the unit appear to be in good shape overall?

Yes

Is the unit clean of dirt and debris?

Yes

Is the unit free of Chlorine Build-Up?

Yes

Slide Plastic



Slide Color(s):

Blue

Is the silicone present and in good condition at each plastic junction?

No

Is the slide clean of dirt, rust or chlorine build up?

Yes

Is the slide free of dangerous gouges, scratches or burrs?

No

Is the slide properly supported?

No

Slide Photos-as needed:

















Slide Plastic Notes:

Shims are not set properly

Saddles are not set to properly support slide.

Silicone needs replaced

Fittings



Are the fittings in good overall condition?

Yes

Are the fittings free of signs of oxidation?

Yes

Fitting Photos-as needed:









Fittings Notes:

12e have loose set screws not supporting flume

Pipe



What type of pipe?

Powder Coated Steel

Are the saddles in good condition?

Yes

Hardware



Are the plastic components bolted together using the correct stainless steel hardware?

No

Is all the hardware in place?

No

Is the hardware connecting the plastic flush?

No

Are there lock washers and Acorn/Safety Caps Installed?

No

Are the Acorn caps still UV stable/black?

No

Is the hardware free of rust?

No

Hardware Photos-as needed:



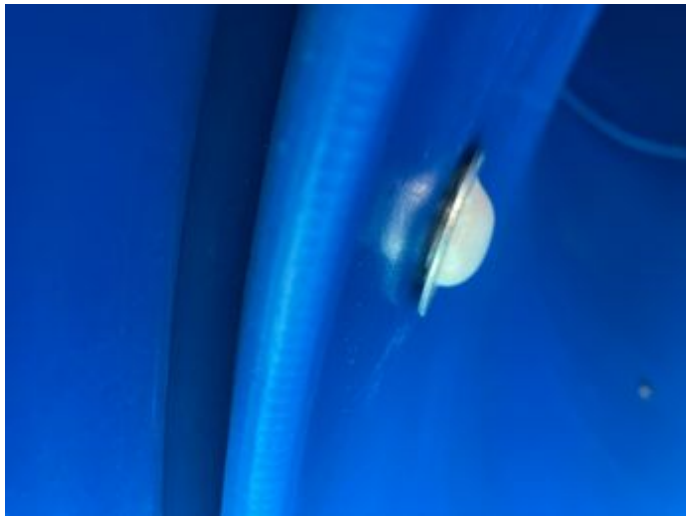












Hardware Notes:

All hardware on flume are mismatched and not proper hardware for slide.

Wrong flat washers

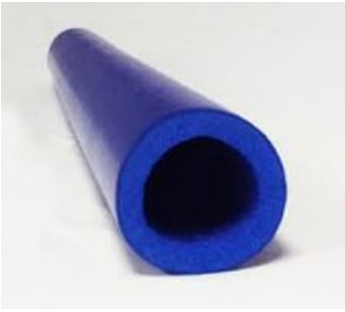
Wrong slide path hardware

Wrong hardware at run out

Hardware on stairs seem to be backwards

I believe carriage bolts that are in slide path can cause injuries and improper hardware at run out can cause injuries also.

Post Padding



Is the post padding in good condition?

Not Applicable

Is the post padding clean and mold free?

Not Applicable

Are all the pieces of post padding secured with cable ties?

Not Applicable

Does the post padding still provide proper protection?

Not Applicable

Are all the cable ties installed correctly and free of sharp edges?

Not Applicable

Are the Cable Ties bright and shiny with no signs of brittleness?

Not Applicable

Roofing



Anchors



Is the unit sufficiently anchored?

Yes

Are the anchors free of rust?

Yes

Are there anchors free of sharp edges?

No

Anchor Notes:

Anchors have not been cut flush leaving sharp edges

Anchor Photos-as needed:







Gates



What type of gate?

Not Applicable

Is there a gate installed?

No

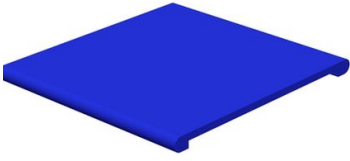
Does the gate swing freely?

Not Applicable

Is the gate free of rust or damaged?

Not Applicable

Decks



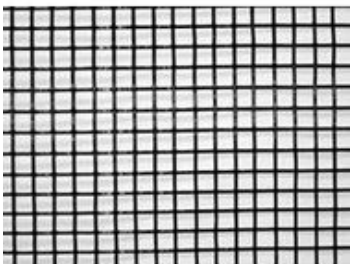
Are the decks properly secured?

Yes

Are the decks free of cracks or other damage?

Yes

Containment



What type of netting/containment?

N/A

Has the netting been properly secured around all entries/exits/retro flanges?

Not Applicable

Is the containment tight?

Not Applicable

Does the containment appear adequate for its intended purpose?

Not Applicable

Is the containment free of holes?

Yes

Is the netting in good condition and showing no signs of UV degradation?

Not Applicable

Are all containment cable tie ends cut flush?

Not Applicable

Water Supply

Is the water supply line functional?

N/A or Unknown

Is the water supply line clean?

Yes

Is the water supply line properly supported?

Yes

Have all the questions from the client been addressed?

Yes

Does the customer have a copy of the owner's manual?

Unknown

Have maintenance procedures been discussed with the client?

No

Is the water a minimum of 3'6" or is there appropriate padding below the flume exit?

Yes

Water Supply Photos-as needed:



On Site Contact Name:

Nat Sosenski

General

Sign Off

E-Signature if available:

A handwritten signature in black ink, appearing to read 'Nat Sosenski'. The signature is stylized with a large, looped 'S' and a distinct 'N'.