

**Bel Pre Recreational Association (BPRA) Board of Trustees
Minutes of Meeting of April 10, 2021**

1) Call to Order and review of social distancing guidelines

The board convened at the pool parking lot (13920 Bethpage Lane) at 9:03 am. President Purdy called the meeting to order and reminded participants that masks must be worn for the entire meeting and everyone should stay at least 6 feet apart.

2) Roll Call and Introductions

Board members present were President Karen Purdy, Vice President Mark Foraker, Treasurer Dave Pullen, Secretary Chris Swan, Phil Kominski, Claire Pak, and Maria (Cookie) Stagnitto. Board members Ted Bechtol and Steve Jennison were not present. BPRA members Elliot Chabot (Governing Documents Committee Chair) and Joe Moeller (Pool Property Helpers Coordinator) were present. There was a quorum.

3) Approval of Agenda

It was moved that the agenda for the meeting be approved. The motion was seconded and approved, with Foraker, Kominski, Pak, Pullen, Purdy, and Stagnitto in favor, and none opposed.

4) Statements by Association Members

BPRA members were invited to speak on any items. No statements from association members were made.

5) Other Time Sensitive Business

No sensitive issues were raised.

6) Property walk-through

Moeller led the Board in a walk-through of the property. See Exhibit 1 of these minutes for notes.

7) Adjournment

There being no further business, the meeting was adjourned at 10:22 am. The next regular monthly Board meeting is scheduled for Tuesday, May 4, at 7:30 pm, by teleconference.

Respectfully submitted,

-- Chris Swan, Secretary

Exhibit 1

BPRA Pool and Property Inspection 10 Apr 2021 9:00am

Cookie, Mark, Karen, Claire, Dave, Chris, Phil, Elliot & Joe

1. Tennis Court
 - a. Resurfacing and addition of Pickleball court contract awarded
 - i. Work possibly to be completed before the pool opens for the 2021 season
 - ii. Three tennis courts and 2 pickle ball courts
 - iii. Projected start of project is Mid May
 - iv. Contact Miss Utility. **Dave Pullen** will do this.
 - v. BPRA needs to remove all grass and such from the courts as well as clear all debris. **Tennis Courts Committee** will do this.
 - vi. Back board needs to be moved off the court **Joe Moeller** will do this.
 - b. Trash notice board, or what's left of it, mounted to fence. Next time dumpster is available. A replacement notice board should be installed somewhere outside the pool fence before the 2021 season starts – location TBD.
 - c. Replace signs next to Tennis Court gates
 - i. **Dave Pullen** will provide **Joe Moeller** verbiage so he can order two new signs
 - d. Tennis Committee may recommend inside-the-fence benches at some point.
2. Basketball court
 - a. Find and mark property corners
 - i. Where are the boundary lines between BPRA property, the County property, and the Griesbauer property?
 - b. See if Montgomery Count government will fix the sidewalk problems next to long sidewalk
 - i. After trees next to tennis courts are removed, contact the county **Jackie Fary-Moeller** will do this.
 - c. Fill hole in sidewalk between basketball court and parking lot **Juan Carlos Mora** should do this
3. Parking Lot
4. Perimeter
 - a. Widen double gate by two feet
 - i. It's too narrow and thus gets hit and mangled a lot
 - ii. At some point when we have funds, or when we setup the playground equipment fence. If that ends up at the East end of the property.
 - iii. Get a quote for board to consider **Joe Moeller** will do this.
 - b. Straighten exit gate. Someone hit the left gate **Joe Moeller** will do this
 - c. Community notice board **Chris Swan** will do this
 - i. Get quotes/concepts for board to consider
 - ii. Location to be determined
5. Pavilion

- a. Gutters
 - i. Find contractors to install gutter guards so we don't have to clean them (get estimates) **Bud Kessler** will do this.
 - b. Table and chairs quantity
 - i. End of season stack chairs in stacks of 10
 - ii. Going forward (Numbers decided on at Fall 2019 walk thru)
 - 1. 16 Square tables
 - 2. 64 white plastic chairs
 - a. 4 per table
 - iii. Round tables go around the pools. Square tables live in the pavilion
 - 1. Getting larger groups using the pavilion that need tables and chairs
 - c. All plastic tables and chairs
 - i. Georgetown Aquatics to pressure wash all of them
 - 1. Not necessarily before the pool opens.
 - 2. Get this task into the opening process **Joe Moeller** will do this
 - a. **Will we use them in 2021?**
 - d. Tarp for volleyball side of the building to prevent rain entry during events
 - i. Will purchase if Pavilion opens **Joe Moeller** may do this
 - e. Odd board in the roof underlayment
 - i. Board near the pirate ship. Seems to be oozing pine pitch
 - ii. Staining the concrete red. Very odd
 - iii. Shingles above board seem to be fine
 - iv. Inspect again and possibly add tarp to see if we can stop it and thus figure out what is happening **Joe Moeller** will do this
 - f. Remove or stabilize flag stone toward pirate ship. **Juan Carlos Mora** should do this
 - i. **Dave Pullen** has some flag stones to contribute. Use Dave's and the existing ones to make the start of a path towards the pirate ship
 - g. Picnic table needs repair. Blew over damaging a 2x6 **Juan Carlos Mora** should do this
6. Volley ball court
- a. Table did not get up on concrete blocks (Check end of year)
 - b. Ground Bees?? **Ted Bechtol** has previously recommended against spraying the bees. They will normally be gone of their own accord before the pool opens and they are important to maintaining the local ecology.
7. Pirate ship
- a. Clean out Pirate ship of trash daily
 - i. Add to Georgetown Aquatics daily list **Joe Moeller** will do this
 - b. Critter now has main entrance and emergency exit
 - i. Large critter rock is missing
 - 1. Is rock install enough or do we need to get "It" removed?
 - 2. Install new rocks
 - c. Freshen, add to wood chips, and replace underlayment, maybe something thicker **Ted Bechtol** will handle this.
 - i. **Will the Pirate ship be open for the 2021 season? Emergency Response and Planning Committee will make a recommendation.**

- d. Ship needs sanding before opening for the Season **Juan Carlos Mora** should do this
- e. Remove exposed weed cloth. Tripping hazard. **Mark Foraker** will do this
- 8. Wood play equipment (North of baby pool perimeter fence)
 - a. Solicit contributions to replace
 - b. Top 2x4 needs to be replaced off season next year **Juan Carlos Mora** should do this
 - c. Remove exposed weed cloth. Tripping hazard. **Mark Foraker** will do this
 - d. Pressure wash, and paint. Rubber coat or some sort of coating on metal ladder rungs
 - e. Long term plans **Long Term Planning Committee** handles this
- 9. Entertainment equipment for pool
- 10. Main pump room
 - a. Fund concrete work to extend life **Karen Purdy and Joe Moeller**
 - i. Rebar is making an appearance
 - ii. Get quote to replace roof slab.
 - b. Pump room wall vent is falling apart again
 - i. Fan failing as well, replace fan motor and hood **Joe Moeller** will do this **#1 Spring**
 - c. Main Pool filter pump strainer lid cracked
 - i. Looking to make a new one. Buying is Crazy expensive **Joe Moeller** will do this
 - d. Need new fire extinguisher **Joe Moeller** should do this **#2 Spring**
 - e. Scrap prime and paint exposed metal **Juan Carlos Mora** should do this
 - f. Plants next to pump room entrance not doing well. Tree with red blaze will be removed. **Ted Bechtol** should handle this
- 11. Pool Decking
 - a. Loose deck drain cover East of diving well **Joe Moeller** will should do this **#3 Spring**
 - b. Paint railing black, a lot of white showing where paint has peeled off or has been scraped off.
 - i. Fix/attach gaps in railing **Joe Moeller** will do this **#4 Spring**
 - c. Does the landscaper weed/repair the gravel around the pool decking? **Ted Bechtol** should handle do this
 - i. **Ted Bechtol has an estimate from Kollins (\$1500.00) to remove the plastic black deteriorated edging around the pool deck and add pea gravel to the level of the concrete. Both the deck edge and loss edging present a tripping hazard.**
 - ii. Approved at April BPRA meeting
 - d. Deck lights very dirty
 - i. Add to **Georgetown Aquatics** list
 - e. Deck chair **Georgetown Aquatics** should do this
 - i. Train guards how to replace straps (Lisa said she used to do it when she was a guard)
 - ii. Have material, did not happen in 2020 due to Corona Virus
 - f. Leave the foot control for the foot shower
 - g. Monitor gap under deck near the pump room. Slab has sunk and rock material has washed out from under
 - i. Fix when the pump room slab is installed

- h. Get seams in the deck that we did not replace the first time, replaced. *Georgetown Aquatics* should do this
 - i. *Joe Moeller* to get quote as to the cost of the work by Georgetown Aquatics'
- i. Underwater light power supply station closest to the lift chair is heaving out of the ground.
 - i. One side seems to have been pushed up six inches, causing it to be quite unlevel
 - ii. *Chris* proposed replacing with bench type like the underwater lights near the stairs.

12. Grounds:

- a. 4x4 Posts around pool
 - i. Need to be reset *Billy Rupert* and *Mark Foraker* should do this
 - 1. Post by foot shower
 - a. Be very careful of water and power lines, if you work this one
 - 2. Various others
 - 3. This is a note from the fall, while tilted they are quite solid.
 - ii. *Joe Moeller* will procure two small bags of concrete.
 - 1. Leave in the check in desk area? Should stay dry there and easy for *Mark Foraker* to access
- b. Considering adding storage shed for the Civic Association and Boys Scouts?
 - i. Part to store Civic Association equipment
 - 1. Signs
 - 2. Movie equipment
 - 3. Records
 - ii. Part to store BSA Pack and Troop equipment
 - iii. Size and location to be determined in the future.

13. Building

- a. Roof
 - i. Roof drains need to be regularly cleaned
 - 1. At least monthly, Ted Bechtol is doing this, I think
 - 2. Need to discuss again who does this. It may shift during the seasons
 - 3. *Bud Kessler cleared roof on 5/2/20*
- b. Building
- c. Water Heater room
- d. WiFi
 - i. Look at options for upgrading router and procure extender in the Spring before we open *Dave Pullen* should do this
- e. Leave sign in desk as is
 - i. Add phone inside check in desk *Joe Moeller* will do this *#5 Spring*
- f. Building lights cleaned and relamped *Dave Pullen* may handle this
 - i. *Joe Moeller* will procure a screw bit for the lamp fixtures

14. Bathrooms

- a. Men's shower pan repair
 - i. *Juan Carlos Mora* said repair material from New York, no way to accomplish in April 2020

- b. Add hooks to fill in missing space *Joe Moeller* will do this **#6 Spring**
 - c. Do the ceilings need to be repainted again? Some bubbles, when was it last painted?
15. Children's pool
- a. Fan procured, need piping and an intake vent *Joe Moeller* will do this
 - b. Concrete benches are leaning, but not wobbly
 - c. Pressure wash, prime and paint inside and outside of the pump pit cover *Juan Carlos Mora* should do this
 - d. Wading pools not allowed. How do we leave the pool covered to protect it and not breed mosquitoes??
16. Snack bar
- a. One ceiling fixture needs to be replaced *Joe Moeller* will do this **#7 Spring**
 - b. Rod Oo plans to operate the snack bar this summer.
17. Office
- a. Add dehumidifier to back office *Joe Moeller* should do this
 - i. Was this approved? **~\$200 Not in Oct Meeting**
 - b. Add locks to filing cabinets
 - c. Combo locks with same combo as key box? *Joe Moeller* will do this **#8 Spring**
 - 1. Change combo to BPRA gate key box *Joe Moeller* will do this
 - ii. Elliot will be transferring files to the back office
 - iii. Reclaim files from Kim Watters
 - 1. Anyone heard from her?
 - a. Check with Brenda Henry.
 - iv. Move files from front office to filing cabinet
 - d. Use double door metal cabinet in back office to store unused paper products between seasons
 - i. Not sure this happened over 2020-21 winter
 - e. Clear area around the filing cabinets, get combo locks for cabinets *Joe Moeller* should do this
18. Security and Network [*Kye Pak* and *Joe Moeller*]
- a. Need to power the pole cameras during the day \$
 - i. Need to by a 12VDC power supply for transmitter *Joe Moeller* should do this
 - 1. Approved to move ahead with battery power for pole cameras which will allow me to reactive the parking lot light timer turning the lights off during the day
 - b. BPRA Lock box for keys
 - i. Georgetown Aquatics, center of entrance gates
 - ii. BPRA, just gates, side of entrance gates
 - iii. BPRA all the keys, side of Exit gate