

Community Center

- 1/16/2007
- f. Motion was made by Dolores W. and seconded by Jack G and carried unanimously to increase deposit for usage of center to \$100.
 - g. Motion was made by Jack M and seconded by John M. to approve the Rules and Regulations for the center and pool area. Discussion followed as to age of children allowed in pool area unaccompanied by an adult. Motion made to change the age to 16 and approve the rules as now written by Gary O and seconded by Jack M. Motion carried unanimously
- 7/17/2007
- Dolores made the motion for the board to approve the changes to the rules for reserving the center as written with item d. excluded. Jack M. seconded the motion and the motion passed unanimously. Mike W. asked Dolores to send a letter informing the person that had presented the petition to the board.
- 7/18/2017
- d) Community Center: Tim Burton made a motion to increase the rental fee for the community center to \$100.00 and the security deposit to \$200.00. Al Joseph seconded the motion which passed unanimously.** A discussion regarding placing a temporary basketball hoop in one of the tennis courts over the summer was deferred to the fall when greater community input was available.
- 03/20/2012
- Community Center Wifi
- D. Community Center: Jack Griffith** reported for Mary Heisler:
1. **Spring Event:** This is planned for March 31 at 6pm at the Community Center. The announcement has been made through the Westminster Crier and is posted on the bulletin board.
 2. **Wi Fi at the Center:** WiFi has been installed in the center. The access code is: wgcom*1\$
 3. **Electronic Card Access System:** A new electronic card access system is being installed in the community center, pool and tennis courts. This system is planned to be operational by May 1, 2012, at that time all keys will be nonoperational. Cards will be mailed to each homeowner before the end of March. Each household will receive only 2 cards. The committee has recommended that lost cards will be replaced only to the homeowner for a fee of \$ 25.00 and the lost card will be deactivated. The board will review the \$ 25.00 fee and decide on action at the next meeting.
- 2/26/2013
- e. Community Center Hours:** Due to early use of the exercise room by many residents, the Committee recommended making the opening of the center an hour earlier. **Mary Heisler made a motion, seconded by Jack McManus, to change the hours the center would be open to 5:00AM, instead of 6:00AM with closing remaining t 11:00PM. After discussion of the exercise room use, Mary Heisler amended the motion so the opening would be at 4:00AM. The amendment was seconded by Jack McManus. The amendment passed 7-0 and the motion as amended passed 7-0**

no smoking- pool

d. **Community Center:** Ron Read reported on the committee meeting on May 13th as follows:

1. **Pool Lighting update.** Ron reported that the additional lights have been installed today and now a company representative will measure the light output along the pool edge with an inspector from Lee County to meet the regulations so we can get the permit for night swimming at the pool and spa.

2. **Smoking Policy:** Ron Read informed the board that the committee adopted a motion there be a no smoking policy at the pool and spa areas, in addition to the prohibition of smoking inside the community center. Ron Read moved, seconded by Jack McManus that in addition to the no smoking policy for the Community Center Building, no smoking will be permitted within the gated area surrounding the pool and spa and that this policy also includes electric cigarettes. The motion passed 5 to 1 with Mike Patasky voting no.

3. **Spa Heater problem:** Ron Read informed the board that the problem with the spa heater is still not resolved. The heater is still under warranty but the company has blamed the chemicals in the spa for causing corrosion which in turn, caused the heating element failure.

5/20/2014

h. **Community Center Expansion Committee:** Ron Read reported that the committee is no longer functioning and work on this will be suspended until late next year.

New Business

1. **Committee Authority:** Jack McManus made a motion that the board delegate its decision making powers, under Section 4.19 of the Bylaws, for spending up to \$200 per year for each committee, Common Grounds, Ground Water (Irrigation and Lakes), Community Access, Rental, Compliance, Community Center, and Community Center Expansion, or their successors, and that the funds be taken from the Miscellaneous Contingency line item. The motion was seconded by Betsy Rosser and passed 7-0.

12/16/2014

2.2 A

09/15/2015

g) **Community Center Expansion:** Jack McManus reported that he has received a proposal from Richard Brown of D. Brown of Naples for the preparation of plans for the new fitness center. A rough drawing will be submitted in October for review by the committee. After review, D. Brown will prepare the final plans suitable for submission to Lee County for a building permit. The permit fee is not included and is expected to be about \$4800. Jack McManus motioned \$6875 for the plans and a preliminary dimensional drawing, seconded by Jeanne St Jean. Motion passed by 7-0. An Artist Rendering, about 24" b 36" of the proposed fitness center will cost an additional \$1500. This will be a framed picture similar to the ones already in the Community Center and will be used to show our residents what is planned for the fitness center and how it will blend into the existing buildings, pool and pool deck. Jack McManus motioned, seconded by Ron Read for \$1500 for an Artist Rendering portrait. Motion passed 7-0.

2.2

07/17/2007

- a. The center can be reserved and the pool may be used by the group as long as all activity outside is monitored by an adult outside and they realize they do not have exclusive rights to the pool. Naturally they would not allow any running outside or any wet bathing suits inside the center.
- b. The center and the entire outside area may be reserved for a private party only from 5 PM to 10 PM and only one time a month. This reservation would then have exclusive rights to the center and outside. A sign would be posted outside stating the center and swimming area is closed for a private party.
- c. No bounce houses or outside structures will be allowed.
- d. A reservation fee of \$100 would be required with \$25 being non-refundable and kept in a fund for use at the center.

Discussion followed among the board members present regarding item d. Decision was made to return item d. back to the committee for further discussion.

10/18/2016

Ron Read made the motion to increase the Community Center rental fee from \$25.00 to \$75.00. Betsy Rosser seconded. Ron Read stated that people rent the Community Center for private parties and we have been charging \$25 rental fee. The \$25 fee is an awful small amount. He doesn't know of any place that you can rent for less than \$200. \$75 does not seem too exorbitant. There is wear and tear on the Community Center every time it is rented. Discussion included Betsy Rosser asking where the money from the Community Center rental goes? Ron Read replied that the money goes into the general fund. Rick Coronati asked how much money we collect in rental fees. Ron Read replied that it depends on the year and is usually between a thousand and two thousand dollars. **Motion passed 7-0.**

Community Center Expansion Budget

09/16/2014

- h. Community Center Expansion:** Jack McManus reported on progress on the expansion of the Community Center. The Committee is in the first stages with the committee formation under way with Ronni Read (Community Center Committee Member), Bob Paoella (ARC Member), Bill Cossart, George Spiwak, Stan Dzedzy and me as members. The first meeting will be scheduled in early October. We have obtained all the plans and drawings of the existing buildings as well as our applications for building permits from Lee County. These will be necessary for our architects to prepare plans for the expansion. Three architects have been contacted and have submitted information about their firm's expertise in this area and the committee will be reviewing this information over the next two to three months. It is expected that a recommendation will be made to the Board of Directors for selection of an architect to prepare the plans and specifications for contractor's bids for construction. \$10,000 has been requested for inclusion in next year's budget for the preparation of preliminary plans and costs estimates for the expansion. Since it is expected that this work will cost in excess of \$50,000, the schedule will be such that an Owners' vote will be part of our annual meeting next March. Before too much money and time is expended, it is important that the board determine, in principle, if this is a direction that the community should go. There have been some comments at board meetings that suggest that everyone is not in favor of proceeding on this course of action. **Jack McManus made a motion, seconded by Ron Read, that the board agrees to proceed with the preparation of preliminary plans and cost estimates from an architect, at a cost not to exceed \$10,000, and to have detailed information ready of a vote of the Owners on March 24, 2014, our Annual Members Meeting. The motion passed 6-0.**

12/16/2014

- h. Community Center Expansion Committee:** Ron Read reported that the committee is no longer functioning and work on this will be suspended until late next year.
- New Business**
- 1. Committee Authority:** Jack McManus made a motion that the board delegate its decision making powers, under Section 4.19 of the Bylaws, for spending up to \$200 per year for each committee, Common Grounds, Ground Water (Irrigation and Lakes), Community Access, Rental, Compliance, Community Center, and Community Center Expansion, or their successors, and that the funds be taken from the Miscellaneous Contingency line item. The motion was seconded by Betsy Rosser and passed 7-0.

Bocce court rules were presented as follows:

01/15/2019

- Bocce Ball Courts are for Bocce use only.
- No bike riding, skateboarding or rollerblading allowed on Bocce Courts.
- No Pets allowed on Bocce Courts
- Bocce balls are in the brown storage box located in the tennis courts. Return balls to storage box after play.
- Use courts at your own risk.
- The courts are not for play toys.
- Children under the age of 12 must be accompanied by an adult.
- Courts for use by residents and their guests only.

Tim Baranek made a motion to adopt the Bocce Court Rules as presented. Betsy Rosser seconded and the motion passed unanimously.

Rules for smoking within gated pool area.

02/19/2019

Tim Baranek made a motion to modify the Board Adopted Rule on smoking within the gated pool area to add "The exception to this rule is that smoking is allowed on the patio area just outside of the Billiards room for the once a month private party that reserves the Center and the entire outside area. The person renting the Center would have to ask to have the smoking area and agree to display a smoke area sign, access the area only from the Billiards room, keep all other doors closed, and supply sufficient ash trays. Janey Kennedy seconded. Janey Kennedy; During events at the community center, people are just outside the front door smoking. Rick Bidwell; Is this a regular once a month party? Tim Baranek; No, the board adopted rule states that the center and the entire outside area may be reserved for a private party only from 5 PM to 10 PM and only one time a month. This reservation would then have exclusive rights to the center and outside. Steve McKinnon; Is the person renting the center responsible for cleaning up? Tim Baranek; Yes, they pay \$100 to rent the Community Center and a \$200 deposit. After each party, we check to make sure everything is clean and there is no damage. If everything looks good, their deposit is refunded, if not, we withhold money from their deposit. Rick Bidwell; So at their discretion they would use the smoking area. Tim Baranek; Yes, we want to make sure they know they have that responsibility. Jack McManus is against this proposal. The committee voted five to one against. Jack sent information to the board about HOAs, that have allowed smoking, have been sued because of second-hand smoke. Smoking is a big drain on the economics of this country and we should not be supporting it. The motion passed 4-2. Steve McKinnon and Jack McManus voted against the motion. Betsy Rosser; Not everybody that rents the Center once a month would be asking for it. If this becomes an issue, the Board will re-evaluate. Betsy Rosser; Make sure the other doors are kept closed to keep it smoke-free inside.