

Planning Meeting 12/4/19

OIC - Mike Illardi

Co - Chairs Stu Kipilman and Mike Stocknoff

Time - 7:20pm - 8:05pm

In Attendance - Mike Illardi, Stu Kipilman, Mike Stocknoff, Roger Crook, Lil Sweet, Bev Nemiroff, Mike Freedman, Steve Koenigsberg, Pat Degnan, Barry Mendelsohn, Kristen Neu.

1. Carpet for Gold Lounge/Trophy room update - Contacting O'neil & Son's for an update.

2. Gas line and fireplace has been installed; final inspection scheduled for Thursday 12/5.

3. Charlie was in contact with Markovski and discussed his plan to move forward with the project.

4. Carport discussion: Charlie solicited multiple bids, 8 were requested and only 2 contractors submitted bids, Tom Hardy and Preferred Builders. Motion was made to use Tom Harty for the carport renovation up to \$21K (including electric) (12-0 unanimous) Motion made for Old World Restoration to fabricate and install 5" or 6" Copper Gutters up to 5K (12-0 unanimous).

Minutes submitted by: Mike Stocknoff

Approved by: Mike Illardi-OIC

Planning 11/6/19

In Attendance: Charlie Bogusat, Steve Koenigsberg, Lil Sweet, Barry Mendelsohn, Russ Pencak, Mike Ilardi, Scot Desort, Bev Nemiroff, Mike Freedman, Stu Kipilman, Kristen Neu, Roger Crook, Mike Stocknoff

OIC - Mike Ilardi

Co-Chairs Stu Kipilman and Mike Stocknoff

7:15pm - 7:50pm

1. Gold Lounge and Trophy room Carpet update - To be manufactured late December, Install ASAP
2. Carport - waiting to receive drawings, then send out for bid.
3. A-Field Bridge discussion, multiple permits needed. Freshwater permit and Flood permit needed. (Princeton Hydro, Civil Dynamics, Ferraro). Looking at 1 of the 3 engineers to design a bridge for our contractor to build.
4. Deck step lights have been installed.
5. End of deck (on boat ramp side), needs to be illuminated / Bulb was out and has been replaced.
6. Gold Lounge gas fireplace conversion update, installation is scheduled for 11/19/19.
7. Gold Bar blinds are installed and look great.
8. A motion will be made at the November board meeting and Markovski will be notified that he can begin work on the lawn near swim lanes bulkhead.

Submitted by: Mike Stocknoff-co chair

Approved by: Mike Ilardi-OIC

PLANNING, HOUSE OPS & MAINTENANCE MEETING 10/2/2019

ATTENDEES: Mike Freedman, Barry Mendelsohn, Russ Pencak, Scot DeSort, Mike Stocknoff, Charlie Bogusat, Lil Sweet, Mike Ilardi, Kristen Neu, Joe Aspelund, Beverly Nemiroff, & Stuart Kipilman

START: 7:15PM End: 9:10PM

Discussed a strategy to limit taxes if and when we obtain money from the land credit program.

The strategy would be the purchase of an annuity with the money to be paid out over time. This was only a suggestion but in the end it was mentioned that we would still have to pay a corporate tax of 21% so nothing would be gained.

Discussed selection of new carpet for the Trophy Room and Gold Lounge. We picked a nylon carpet with a design. The carpet name was Degas and Caravaggio for both rooms. The committee voted on the color and it is a brown color. The vote was 7 for, 4 against and 1 abstention. We are still waiting for a quote for this product from Oneill Carpet who did the bar floor.

We discussed the repair of the club house car port. The township requires that we submit architectural plans for the repair. We went to 3 architects and two quoted. We decided to go with Byrne Design Associates for a cost of \$1800. Monies to come from the planning line 507.

Discussed the lighting for the deck and had 3 quotes. We decided to go with Baptist Electric for a cost of \$2482.45, monies to come from 517.06 (beautification/restoration).

Discussed converting Gold Lounge fireplace to gas as once the fire is started, no one maintains the fire. We had 3 quotes and decided to go with Hearth and Home for a total not to exceed \$3,000. They will do a complete job. The committee voted 9 for and 2 against, 1 abstention.

Discussed window treatments for the bar. We are interested in a certain material but questions arose as to thickness of the product when rolled up and how much space it takes up on the windows when raised. We decided to get more information and it will possibly be discussed in Bar and Rental meeting if the information requested has been obtained.

We discussed replacing all the windows in the clubhouse rather than doing it section by section. There are 34 windows to be replaced. The committee agreed to do all 34 windows at one time. We also discussed and agreed to use new construction windows and not replacement ones.

Discussed restructuring the clubhouse lawn near the dam to prevent flooding on the lawn. We agreed that we would add the cost not to exceed \$15,400 to the 2020 budget and recommend Markovski to do the work if in fact the community agrees to the addition to the budget.

Briefly discussed replacement of bridge that goes over stream at A field. We should budget for the design of the bridge in the 2020 planning budget.

Minutes submitted by: Stu Kipilman

Approved by: Michael Ilardi-OIC-Planning

PLANNING MEETING 9/04/2019

ATTENDEES: Joe Aspelund, Lil Sweet, Mike Stocknoff, Mike Freedman, Barry Mendelsohn, Kristen Neu, Roger Crook, Charlie Bogusat, Pat Degnan, Stu Kipilman, Beverly Nemiroff & Mike Ilardi

A Field review –Discussed whether or not to consider building a second floor on A field building or enclosing the A Field Pavillion. After much discussion, the committee felt that neither option should be considered at this time.

Gary from O’Neill’s Carpets came to show sample carpet for Trophy room and Gold Lounge. Samples will be in the upstairs office to be reviewed and finalized at the Bar and Rental Meeting. Refinishing the wood floors in the Trophy Room and Gold Lounge was also discussed and is an option. We will decide whether to refinish floors or carpet when the present carpet is picked up to see if the floors can be refinished. We wanted to have a carpet picked out and ready to go if we decide to go with carpeting rather than floor refinishing.

Renovation of clubhouse windows still out for quote.

Meeting ended at 8:15

Minutes submitted by: Stu Kipilman (co-chair)

Approved by: Mike Ilardi-OIC

PLANNING 8/7/2019

ATTENDEES: Roger Crook, Russ Pencak, Joe Aspelund, Mike Ilardi, Charlie Bogusat, Kristen Neu, Stu Kipilman, Barry Mendelsohn & Pat Degnan

Started: 7:20

Put the handicap program at the clubhouse temporarily on hold for this year. Will review again in 2020.

Discussed 2nd floor addition to the A field camp building. We need to check the occupancy of the building if a 2nd floor addition were built. We will be having architects reviewing the addition to see if it will meet our needs and then get a quote from them.

We discussed continuing work on the clubhouse by replacing the windows in the upstairs offices as well as the trophy room. We will be getting quotes.

Discussed repairing the entrance overhead protection as the wood is rotted and we aren't sure what else has to be done. We will be getting a quote to repair

Discussed bringing in a person to review our reserve study. This reserve specialist would give us the detail and approximate cost as to what has to be done on all our common properties including the clubhouse. This would reinforce our present study done last year. Kristen to follow up.

Discussed lighting for Deck steps and moving ahead to get it done. We have a quote and need an additional quote.

We discussed the budget for 2020 and will put money in for an architect for the building 2nd addition as well as for the handicap site plan.

Meeting ended at 8:10PM.

Minutes submitted by: Stu Kipilman-Co-Chair

Approved by: Mike Ilardi-OIC

PLANNING MEETING 7/3/2019

Meeting start: 7:20

ATTENDEES: M. Stocknoff, R. Pencak, S. Kipilman, B. Nimeroff, C. Bogusat, K. Neu

Bar almost completed except for glass shelves. The shelves were the wrong size and are being redone.

Need blinds for the windows and have gotten prices. No decision made on purchase.

Discussed next projects:

- Replacing windows and floor covering in Trophy Room

- Replacing windows in upstairs offices – both rooms.

- Possible increase in size of the camp building to put a 2nd floor. This would require a new stairway.

Discussed handicap parking which was put on hold as there are other issues that new parking area might cause to the structure of the building.

Meeting end: 8:10

PLANNING METING 6/5/2019

ATTENDEES: Roger Crook, Mike Ilardi, Mike Freedman, Mike Stocknoff, Rob Torcivia, Russ Pencak, Melissa Stanislaw, Joe Aspelund, Charlie Bogusat, Stu Kipilman & Kristen Neu

Meeting started: 7:15pm

Bar top to be delivered and installed on Friday.

Install of soda on Monday

BFA will be notified after bar top installed to install beer taps.

Bar panels in process of being finished.

Glass shelve supports being completed.

Foot rail to be installed after all bar related items installed

Molding to be done around walls by Tom Harty.

Need to see if new refrigeration works – it will be tested.

Outside of building wood trim being worked on and needs to be corked and painted.

Reviewed Handicap parking and need to find out definitively whether we need to move ahead.

Rob gave update on land tax.

Suggested we do some new planning associated with where items should be paid to get the best tax advantage.

Submitted by: Stu Kipilman-Co Chair

Approved by: Mike Ilardi-OIC

PLANNING MEETING 5/1/2019

ATTENDEES: Kristen Neu, Rob Torcivia, Lil Sweet, Mike Ilardi, Roger Crook, Russ Pencak, Mike Stocknoff, Pat Degnan & Peter Hestevold

Monday/Tuesday Bar infrastructure to be installed.

Bar top template to be measured.

Expect bar to open in Early June. However it will be after deck opening.

Collella to install heat loops on Friday.

Reviewed plans for Handicap parking.

Schematic plans will cost \$3300 to be developed.

Question as to whether or not we will need storm water plans for the development of the parking.

Six spots overall – 5 handicap and one regular spot.

Nothing new on land credits.

Committee wants to review whether or not we need to have parking spots adjacent to club house.

Meeting ending 8:02pm

Submitted by: Stu Kipilman-Co Chair

Approved by: Mike Ilardi-OIC

PLANNING MEETING 4/3/2019

ATTENDEES: Pat Degnan, Roger Crook, Mike Ilardi, Mike Freedman, Mike Stocknoff, Barry Mendelsohn, Scot Desort, Scott Rothbart, Beverly Nemiroff, Lil Sweet, Kristen Neu, Charlie Bogusat & Stu Kipilman

Start: 7:15pm

Vendor from RCR spoke about the types of floor for the bar. Recommends LVT tile (Luxury Vinyl Tile).

Decided on Tile called Karndean Carbon #CER 14, 12 x 8 tile.

Decided on granite – Indian Dakota from Tri-County.

Decided to cover the baseboard with flat black heat cover. Will be ordered.

Voted to order 2 ceiling speakers recommend by Scott for less than \$500.00. Scott will work out with Michele to order.

Voted unanimously to use Sea Breeze to put in new soda lines in both bars.

We are about 6 weeks away from installing the bar top.

Meeting ended: 8:10pm

Submitted by: Stu Kipilman-Co Chair

Approved by: Mike Ilardi-OIC

PLANNING MEETING 3/6/2019

ATTENDEES: Rob Torcivia, Mike Freedman, Pat Degnan, Roger Crook, Charlie Bogusat, Kristen Neu, Beverly Nemiroff, Mike Ilardi, Joe Aspelund, Mike Stocknoff & Stu Kipilman

Meeting started: 7:15pm

Tom Harty got the contract for the renovation of the bar. Permit filled out and filed – waiting for permit from township.

Heirloom refinishing to construct and install bar panels.

Grothouse to supply and install the bar top.

Beer cooler delivered and assembled. Waiting for electrical and plumbing.

Heat in bar is much better since the installation of the new windows. We are considering revising the heating element to one element rather than 2.

Discussed how many Beer lines for the Tiffany bar and decided on 4 at a cost of \$1800. The Gold Bar will have 6 beer lines.

Looking at being able to share kegs for the Gold and Tiffany Bars. Rather than have separate kegs for each bar. We need more information on installation and sharing of lines. Roger to find out.

Charlie brought up soda lines and we need to contact some vendors and figure out how we can get better soda.

Looking at vinyl floors – want it to look like stone. We are considering interlocking vinyl planks with grooves and non skid. Mike Stocknoff to get more samples for Bar and Rental Meeting.

We will be using the same ceiling tiles used in the ballroom renovation.

No status on credits

Meeting ended: 8:20pm

Submitted by: Stu Kipilman-Co Chair

Approved by: Mike Ilardi-OIC

PLANNING MEETING 2/6/2019

ATTENDEES: Kristen Neu, Russ Pencak, Pat Degnan, Mike Freedman, Stu Kipilman, Mike Ilardi, Joe Aspelund, Joy Weinreich, Mike Stocknoff, Barry Mendelsohn, Scot Desort, Gerry Primavera

Meeting started: 7:15pm

Discussed type of floor we will use in the bar renovation. We are concerned about concrete base of the bar floor.

If epoxy floor would be installed, it would be done prior to installation of the bar. If vinyl floor installed, it would be after bar installation.

Discussed the bar top. Decided to purchase classic wood bar top.

Need to get granite for back sections of bar (under windows). Looking at 3 pieces – discussed color.

Discussed ceiling tiles. Several colors were mentioned black, gray, or white ceiling tiles.

Discussed lighting of the bar.

Meeting ended: 8:10pm

Submitted by: Stu Kipilman-Co Chair

Approved by: Mike Ilardi-OIC

PLANNING MEETING 1/2/2019

ATTENDEES: Mike Freedman, Kristen Neu, Joy Weinreich, Lil Sweet, Pat Degnan, Barry Mendelsohn, Charlie Bogusat, Mike Ilardi, Joe Aspelund, Beverly Nemiroff, Roger Crook & Stu Kipilman

Meeting starting: 7:25pm

Discussed the renovation of the bar:

Bar top – granite, quartz, wood/epoxy. Decided to look at wood bar tops with epoxy finish.

Floor – putting in floor drain. Need strong and slip resistant floor. Committee felt we should look at porcelain floor (tiles). Further review was recommended.

If possible, want to keep the exposed stone.

Back of bar will be stone.

Kristen to look at granite for counter tops in back of bar.

Mike F. brought up to review which way the windows will open for most effective installation.

Need to review step at outside entrance to the bar. It might be an issue.

Meeting ended: 8:20pm

Submitted by: Stu Kipilman-Co Chair

Approved by: Mike Ilardi-OIC