



Golf Club Community HOA  
**Board of Directors Meeting Minutes**  
**Zoom Meeting at 5:30 May 20, 2020**

**MEETING MINUTES**

**1. 5:30 p.m. the meeting was Called to Order**

**2. Attendance**

R. Smith President, J. Hay Treasurer, S. Manchella Member at Large, B. Meyer, Member at Large, T. Glancy Vice President and C. Rapier Towne Manager.  
March and April Meetings were Canceled due to the COVID 19

**3. Approval of Minutes** – February 2020- R. Smith moved to approve the minutes. S. Manchella 2<sup>nd</sup> the motion. Motion carried.

**4. Reports**

- a. April Financials-
  - i. HOA Operating -\$72,796.22
  - ii. HOA Reserves- \$310,442.02
  - iii. Sportsplex Operating- \$151,016.66
  - iv. Sportsplex Reserves- \$204,919.16

**5. Old Business**

- a. Pond Maintenance invoices – Strip Mall paid in full
- b. Sportsplex Sign- tabled
- c. Additional Landscaping to Oak View- tabled
- d. Cameras-tabled

**6. New Business**

- a. TPC agreement Renewal- 2 agreements with TPC one agreement is for the waterfall maintenance and one agreement for the water usage. Find old agreement. Ask where the water comes from that the HOA pays for.
- b. Sidewalk Inspection- call Kenny Hickey and ask if they enforce sidewalk repairs. [REDACTED]
- c. Post flood detention clean up proposals- Ronda moved to approve the proposal and Jay 2<sup>nd</sup> the motion.
- d. Hamilton Township will be cleaning up detention area on Grand Legacy
- e. Blue Spruce at the entrance should be removed.
- f. New waterfall cracks were discovered.
- g. Boulders need to be cleaned along 48 on Mounds parrilla to sidewalk on 48. Get a quote to clean.

**7. Committees**

Professionally Managed by Towne Properties Asset Management Company, Ltd.  
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a. ARB

i.

ii.

iii.

iv.

b. Sportsplex Committee- Tracy Glancy (see attached plan)

c. Tracy moved to Open the Sportsplex Pool and Gym no later June 1<sup>st</sup> if we can meet all the Mandatory requirements. Suresh Manchella 2<sup>nd</sup> the motion. The motion carried.

**8. Next Meeting Date/Planning Calendar**

**Future Meetings TBD Third Wednesday of every month June 24<sup>th</sup> at 5:30 pm**

**9. Adjournment Meeting with no further business 7:34pm**



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- We plan to do a US mail and email communication to each household with 1) a liability waiver for the entire Sportsplex for Covid 19 and 2) the requirements members must follow to participate. We expect to have this mailing ready by Friday. Members must sign and return the waiver indicating all family names prior to having their fobs turned on. Charlie is managing getting this waiver from Cassie. If this mailing is not ready to go by next week, we will need to delay the opening by one week—allowing for a pool opening on the weekday.
- We expect to be ready to open on June 1.
- We will meet with 1) all class instructors 2) the entire SwimSafe team prior to opening to convey requirements.
- A maximum of 10 people in the cardio room or the fitness studio at a time
- The pool will be limited to 50 people and there will be four two-hour sessions. Residents will be required to leave at the end of a two-hour session to allow for cleaning. There will be limitations on number of sessions that an individual household is allowed each day.
- Due to required capacity controls, advanced reservations will be required for the pool, in person classes and cardio area. An App is being tested to manage the reservation process.
- Signage aligned with state requirements is being purchased. We are adding additional signs that we believe are needed—such as that requiring users of equipment in the cardio room to clean with provided wipes before and after using equipment.
- Two hand gel stations have been purchased which will be placed at entry to the gym and entry to the pool. Other hand sanitizing gel containers will be placed in both rooms in the gym and in the bathrooms.
- We will deep clean the gym every morning and clean again before noon. Bathrooms will be cleaned by Jan Pro, Gary Reisenberg or SwimSafe every two hours. We will track the cleaning occurs daily.
- To accommodate cleaning requirements hours of operation will be changed for gym to 6 a.m. to 8:30 p.m. and the pool from 11 a.m. to 8:30 p.m.



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- There will be no entry to the pool from the Sportsplex. Entrance and exit to the pool area will be through the external gates, 'one way' only (in through one gate, out through the other) and controlled. A Swimsafe representative will be checking registrations at the entry point. There will not be an additional charge from SwimSafe for this.
- There will not be an additional charge from SwimSafe for every two-hour cleaning which will be done during a 1/2 hour closing of the pool between each session.
- NO guests (non-residents) will be allowed for the remainder of 2020 in both the pool area and fitness center. We will allow caregivers to accompany children.
- NO reserved use of the pavilion for 2020
- The amount of pool furniture will be limited to 50 seats. SwimSafe has equipment to clean chairs between sessions.
- No gatherings of more than 10 people. Members will be responsible to self-monitor.
- Social distancing of 6 feet will always be required both inside and outside the Sportplex .
- Parents or caregivers will be responsible for social distancing of their children in the pool.
- Social distancing will require that some cardio machines be taken out of service in the gym. We will stretch wrap those machines not being used. We likely will also take all hand equipment (weights, bands, balls) out of service.
- We will mark on the floors in the studio (exercise classroom) where participants should be stationed. We will give instructors the option of continuing via Zoom classes only. We will also encourage instructors to move classes outdoors when weather permits.
- Showers and lockers will not be available in the bathrooms.
- No personal training inside the Sportsplex.
- No swimming lessons at the pool.
- **The kitchen area will be closed.** The refrigerator and ice machine will NOT be available for members to use. We are also removing the extra furniture outside the kitchen to a mobile mini we have rented; excess pool furniture will also be moved to the storage container. We will plan to move Gary's desk to the front of the Sportsplex for his morning hours.



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- We will not have outdoor flowers and the social committee plans for 2020 will be reduced to free budget money for compliance to requirements.