

## BPG Report May 17<sup>th</sup> 2009

### Work day spring 2009

Attached is a list of workers who could work on workday (no list attached for website). The turnout was somewhat small. Unfortunately there were other garden clubs. Etc. in the neighborhood holding workdays at the same time. Special thanks to Ron Nelson Social and his co chair Steve Spann and Neil Sampson for providing meals and drinks. It was good cooperation & great help!

### Pool – We are almost ready for the season

1. All sewers and drains are now within Federal Specs
2. Baby Pool has had plaster patching
3. Concrete patches have been affected on pool deck
4. Lifeguard stands painted
5. Girls bathroom floor painted
6. New shower curtain
7. Plumber fixed two showers, 1 urinal & 1 toilet
8. Pump to baby pool replaced with new impellor
9. There is a problem with the electrical system to the hot water. The electrician will be here on Monday to fix
10. Diving board has been refurbished & installed and looks like new!

### Pavilion

1. Floor has been pressure-washed
2. All tables freshly painted
3. New ceiling in kitchen area of the boardroom
4. Bought new freezer for the concession stand
5. Bought new slushy machine for concession stand, be here Monday
6. Edge of awing to be cleaned in May

### Grounds

Before I start – again we give Milt Crouch our thanks for the hours of work on the following beds. They are great looking and totally his project- Milt's the Man!!!

1. We have laid down all new mulch throughout the club
2. The pavilion has been pressure washed
3. Electrical problem with tennis lights have been repaired-new timers installed
4. Rusting panel boxes for tennis lights have been primed and second coat of (green) applied
5. New flowers planted around club, & tennis facilities again, thanks Milt!
6. Playground equipment was fixed and new parts installed within two days of request.
7. My wife has up-dated and planted a lot more herbs in the front box by the pool entrance. Gourmet cooks are always welcome to a small batch for their cooking
8. We were able to fix the drink machine on the deck rather than purchasing a new one- now operates fine
9. We fixed the water line from the ice machine and diverted it to a new drain field. This should dry up the entrance to the pool.
10. A massive amount of Liriope (all donated by Barbara Arne) has been planted behind courts 3 & 4 and on bank to the rear of #2. This should eliminate all washouts from happening. Once the liriope is trimmed this fall it will look perfect next spring.
11. Benches have been secured in the playground and the fencing near the picnic pavilion has had new concrete footings attached. This was necessitated because the older kids would push the benches over and climb the fence rather than walking around. This was damaging the fencing itself.

## Fencing

1. We are in the process of re-attaching the fencing to the support rails and poles around the entire club. This will maintain the fencing and it will not come loose at the bottom or sides.
2. We had Allied Fencing come out and repair and strengthen all gates to the volleyball court. We had a certain amount of vandalism damage to the fence. On the gate from the volleyball to parking lot, someone actually bent the hinges down, making the gate non-functional. We strengthened the hinge system so that will not happen again. The gate from the volleyball court to the pool also had to be rebuilt. Climbing over the gate had totally destroyed the integrity of the fence. The poles in certain areas were disconnected. This is now been repaired and all poles bolted together, so the damage cannot be repeated
3. We found out the certain work contracted and paid for last year, was not done on courts 5 & 6 Allied Fencing finished it with apology and of course no charge!
4. There was a problem with the front gate caused we think, by children climbing over. The gates would not fit together and left a gap. Jeff and I were able to reposition the gates and the problem was solved

## New Agenda items

We have attached Jeff's e-mail about pool furniture to the report. We were unable to get e-mail confirmation, so we respectfully ask per board for this purchase and we will have installed by next weekend. We bought 1 set as an example and it was left at the Picnic Pavilion for a couple of weeks. For those who may have not seen it we brought to the awning area for your observation

### **A: necessity of guards for the pavilion & parties**

There still seem to be questions from members on the necessity for guards anytime the pavilion is used, whether the pool is being used or not. We would like to point out the very reasons that have directed the board over the last 6 years

1. The guards themselves must work for Swim Atlanta. The board or members cannot hire guards outside that organization. This rule is demanded by the underwriter for the Swim Atlanta policy. By the way the club carries \$1,000,000 dollar liability and Swim Atlanta has an applicable policy of \$20,000,000.00 dollars
2. The first reason for the guards is in case of traumatic accident –so that the club can continue without fighting a tremendous cost of a lawsuit.
3. The second reason for insurance, in case of an accident, is to prove that Twin Lakes was aware of the nature of the pool and the potential danger, which will negate a claim of negligence.
4. Most important, on any claims against Twin Lakes, the board can be held responsible both collectively and singularly. Milt, Jeff & I researched this a year or so ago. There is plenty of case law to that effect.
5. As an example, Dan our liaison with SA told a story of a young man who cut his foot & ankle rather badly. He required approximately 30 stitches. Dan wanted to call an ambulance through 911. His mother refused and the father came and took him to a hospital. She signed a report, stating that she refused medical help and was going to the hospital on their own. Later they came back and sued for negligence and damages. So it can happen to anybody including Twin Lakes.

In summary –the need for guards for the pavilion when the winter cover is off the pool should never be an issue of discussion, and we as the board, with fiduciary responsibility to our members should never consider exceptions.

## **B: Procedures for Parties**

1. There is again some confusion on parties, who gets paid, when payment is made. etc. Case in point, in talking to Kym at Swim Atlanta, (she handles the bookings for the parties), they demand 2 weeks notice and payment in advance for other subdivision pools. She allows late fee submission from Twin Lakes because of our relationship with them. However, the point is, Swim Atlanta still holds Twin Lakes responsible for fees not paid..
2. To eliminate confusion BPG, after discussing with SA, is going to introduce a system for tracking all parties. It is a simple Excel sheet, which shows all the pertinent info. BPG will then be responsible to coordinate guard activity with Swim Atlanta, and that payment has been received by them. Swim Atlanta, after discussion, and in deference to Twin Lakes, will only seek payment 1 week before the party, but without payment no guards can be supplied.
3. Form is attached to this report for your inspection
4. Again in discussion with Danny ( SA manager for Twin Lakes) and Doug McNaughton (President of Swim Atlanta) they have requested that there be only one contact, on this issue, BPG, so there is no confusion.

## **Future agenda:**

### **A: New Sewer & Bath House design**

1. We now have a final design for the tennis side bath house
2. We have formal quotes on the fencing for the bathhouse and the actual building and tiling of same
3. As the project has been altered slightly we are meeting with our sewer contractor next week and get a final quote.
4. We will obtain a current cost for a concrete pad
5. That will leave only an electrical and inside plumbing quote
6. We should be able to offer the board members an actual cost estimate in -4 TO 6 weeks. We would propose to start after board approval, immediately after Swim Season, hoping to finish by end of October

### **B: research alternative material for a new roof**

Re-roofing the club is an item on the 5 year approved plan. As an offshoot of looking at costs for the new bathhouse, we have begun to consider a metal roof. tile roof.. We will finish our research and submit quotes from several vendors by September. We just wanted the board to be aware of our thinking.

#### **Summary-**

1. Metals roofs material costs are 30% to 40% more than asphalt tile- we do not have a quote yet.
2. There is an offset, as to construction costs. They will be less because the old roof does not have to be remove, and hauled away and disposed in a land fill- this would be in keeping with our green efforts
3. The warranty would be 40 years. This type of replacement roof material has a much higher wind resistant factor than the existing metal roof on the picnic pavilion, which is 90 miles per hour!
4. Metal roofs can be many designs, the newer design looks like asphalt tiling, and would fit right in to the club looks.

Respectfully submitted by Bill Dobb & Jeff Lindaman BGP