

Nor-Gwyn Pool Commission
Meeting Minutes
08/19/24

I. Call to Order

Ginny Oldt called to order the regular meeting of the Nor-Gwyn Pool Commission (“NGPC”) at 7:35 PM. The meeting was held at the pool.

II. Present

Commission members attending were Frank Gillan, Ginny Oldt, Dana Simmons, and Harry Singer. Commissioners not in attendance were Jim Cherry and Andy Dzedzic. A quorum of the NGPC was present. Also present were Facilities/Project Manager Ken Stout and Pool Manager Beth McConnell. Not present were Facilities Manager Bob Johnson and Solicitor Bernadette Kearney.

III. Minutes

The prior month’s minutes were emailed for review before the meeting. Ginny made a motion to approve the minutes, which Frank seconded, and the motion passed.

IV. Financial Statements

The pool’s financial statements for July 2024 were distributed prior to the meeting. Ginny reported that there was nothing unusual or unexpected in the financials. She noted that we spent \$4k for 2 WIBIT replacement sections but were saving money on chemicals this year. We will also be pushing the \$550 cost for plaster repair into next year.

Ginny also posted her intent to move money from our checking account to Vanguard sometime after the end of the season. There were no questions. Frank made a motion to approve the financials, which was seconded by Dana, and the motion passed.

V. Manager’s Report – Beth

Business So Far

- Email of dates and include reminder to keep ID cards for next year!
 - Close early Aug. 27th at 6pm
 - Closed Aug. 28-Aug. 29th
 - Fri. Aug. 30th- Sept 2nd 12:00-6:00
- Wibit Last Days
 - Sat. Aug. 31st Aqua track
 - Sun. Sept. 1st Deep Wibit (Rocket)

Lifeguarding Class

- Did not host one this year as scheduling was too difficult.

Lifeguarding Recertification

- We offered a recertification class to all our guards for next season
- 18 guards took advantage of it

- If they return next year full time, they will be reimbursed
- Gabby and Sarah taught them.

Next Year Wants

- More replacement walkie-talkies Requesting \$1500 worth for 5 walkie talkies
- PA System with ability to play music
- Water Bottle holders for guard stands

VI. Facility Manager's Report – Ken

- **Work orders**
 - Open work orders 28
 - In process work orders
 - Closed work orders 34 Closed in July (8) Closed in August (8)
 - Off season work orders 19
 - Fall work orders (yearly) under development
 - Spring work orders (yearly) under development
- **Maintenance Staff**
 - Staffing problems continue, especially scheduling, given our employees have full-time jobs.
 - Based on work that needs to be done we should go out and look for someone who is willing to work more as needed. The MA's will not follow instructions on letting facility manager know when they are on site.
 - So far, the job posting has not produced any applicants.
- **Umbrellas**
 - Umbrellas are now numbered to track repairs to umbrellas. This will also allow proper placement of umbrellas in the future.
 - Continue to show wear.
 - 2 OOS waiting on parts (crank assy) Umbrellas continue to have issues with opening as designed by using crank only. This is causing the hold nuts are being stripped because of the excessive torque on the crank assembly. We now must assist the umbrella in raising by pushing up at center of umbrella. If people do not do this when opening this caused the excessive torque which damages the crank assembly internals. I have tried to get help from OEM but not getting any real help.
 - The umbrella canvas is starting to pull away from grommets and some of the umbrellas stitching is starting to degrade.
- Completed DE Filter "Burping" cleaning procedure
- Continuing entering Equipment inventory and Scan all equipment manuals.
- **Chairs**
 - We have 7 chairs that are broken located between the pole buildings.
 - There are 50 good chairs
- **Power Equipment**
 - Set up an account with Moyers Power Equipment to service our gas-powered equipment.
 - They repaired the Powerhorse 2" trash pump

- I plan to have them to service our 2 zero-turn mowers and one tractor. If we hire someone who can service our mowers I will reconsider.
- Reached out to KSG Industrial Supplies who Bob Johnson uses with Lansdale pools to purchase reels of tubing for chlorine and acid injection.
- **Grounds**
 - Started weeding front beds
 - Need to know what to place in bed (mulch color or stone) once roll of material is laid down. Do we want to wait for spring or do now?
 - We still need to trim fence lines
 - Based on present grass areas are we doing any fall seeding? Not sure how effective it is since we are not putting down any treatment to prevent weeds.
 - We have a grass catcher which I am not sure why since we now have 2 zero turn mowers. Can it be trashed?
 - We have a pull behind sweeper that has not been used this season. Do we need to keep?
- **Building**
 - Locker Rooms
 - Ladies and men showers
 - Have 1 shower each OOS
 - See below under capital
 - Men's urinal had the smell assy replaced in 1st week of August
 - I would like to purchase valve numbers which will assist in procedures
 - Pump room
 - Small leak on PVC discharge piping.
 - Leak water running in through left Skimmer return.
- **Maintenance**
 - Maintenance tools: Replaced the missing tools on peg board. The missing tools in cases should be inventoried and replaced. I would like to purchase a toolbox were all tools are kept and if necessary locked.
 - I would like to look at the possibility to increase heat capacity for electric area so we can leave WIFI router and then we can add cameras and leak detection alarms throughout the year. This will also allow the water line to be kept online. If we want the water backup to stay active, then the filter room will need to be heated.
- **Capital Items**
 - Public Address System
 - Reached out to multiple vendors and some never returned my call or filled out meeting request with no communications returned. We need to reach out to local pool groups which Ginny has made some calls.
 - Shower valves. Valves no longer made and parts are available but they are not easily available and expensive. Working with Dave Carson who has proposed replacement valves.
 - Powers replacement valve 1026.14

- Speakman alternative \$271.74 Includes shower valve and shower components.
- Reached out to Marcel Plumbing for a cost estimate. He wants to use Kohler shower valves which would only require annual replacement or as necessary
- Bergy Electric
 - Cost incentives to convert fluorescent lights to LED lights. Walk though completed with Darryl (7/8/2024).
 - Quote is
 - Estimated Cost: \$ 2,680.00
 - Less PECO SBS rebate: - \$ 624.00
 - Expected out of pocket cost: \$ 2,056.00
 - Replace (2) existing receptacle locations with PVC boxes and surge protection receptacles Estimated Cost: \$ 530.00. "IF Its Water" just replaced the power plug with GFCI plugs which stopped the analog reading from drifting.
- Doors
 - Replacement in chemical treatment room – severely corroded
 - Met with Dick Allen from Allen Door Company who suggested a Fiberglass door that will stand up to Acid and Chlorine,
- Pumps
 - Quote from Huneke Associates to repair motor or replace motor with a sealed VFD rated motor that prevents stray voltages or replace motor with VFD rated motor that is rated for VFD and install VFD that will be located in electrical area.
 - Ginny getting quote from Dave March
- Maintenance
 - Like to purchase radios for maintenance staff
 - Replacement tools
 - Tool box (\$500) at Home Depot
 - Purchase a blower that will work with our batteries
 - Purchase 4 long garden hoses
 - Purchase radios for maintenance staff to use 4 radios (\$350.36) (be able to use in filter room)
 - Like to purchase a flammable storage cabinet for all combustibile fluids.
- DE Filter
 - Look at making cleaning of DE filter service and access more safely
 - Install platform to assist in cleaning DE filter and access sump pump valves on water inlet side of DE filter sump.

OTHER

- Frank suggested we increase our membership from 4500 to 4600 given the pool seemed able to accommodate more folks. We will make this change to the budget, and track attendance. If Beth believes that the number is too high, we will reevaluate for the next year.

- Ginny reported that three members requested refunds. One will be granted due to medical reasons (doctor note to be requested). The other couple will be denied, given that they waited well beyond opening day (mid-July) to request refund.
- Dana followed up with her work permit contact, but he was on vacation. Interest in our Maintenance Assistant position at the local high- or tech- schools should increase, now that school started.

VII. Old/New Business

None

VIII. Adjournment

Motion to adjourn was made at 8:32PM by Harry which was seconded by Ginny. Motion passed.