

Oversight Committee Meeting Tuesday January 17, 2012

- 1) Open Meeting: Members present; Bruce, Jim and Terri
- 2) Homeowner Forum: Homeowner's in attendance, meeting begins at 2:15pm.
- 3) Review pending submissions:

Fitness Equipment Preventative Maintenance Proposals:

- a) Ace Fitness: Current Vendor
- b) Fit Tech, LLC: concern for trip charge if coming back to fix something they found to be repaired.
- c) Farmer's Fitness

Need to know non-warranty repair cost for Fit-Tech and per hour rate and trip charge.

All voted in favor of removing Farmer's from Bid request, i.e.; too high in price in trip charge and no detail of PM Service.

Committee requesting length of Warranty on new equipment in workout room as of today, and would like copy to review. Bruce called Property Manager Cindy to get info during meeting to find out cost. We were told by property Manager, Cindy, that "Fit Tech" will charge us \$30.00 per hour Labor if we are their PM. Otherwise; it is a \$60.00 dollar charge.

Tot Lot Maintenance Proposals:

- a) **HOA Playground Services**: Need to quote all 4-parks and Ramada's.
- b) **Tot Lot Services, Inc.**: We would like Tot-lot to give us lay-man terms and not abbreviations for their quote for all 4-parks and include Bi-annually.
- c) **Safe & Sound Playground Inspections, Inc.**: We would like to quote all 4-parks and Ramada's and bi-annual.

Need a complete bid; bids are incomplete with what we know that there are four (4) separate playground areas. There are 2-other separate Ramada areas with benches that also need to be included for possible "power-washing" of the benches or look for maintenance repair of bolts fastened etc. We need at least four Parks to be included in the bids and not three (3) as each Vendor only bided for three.

Need more accurate bids for Tot lots. We would also like to see a Bi-annual quotes, and additional park and other areas. Give a copy of a Map to Vendor's interested in bidding.

Deliberated again and voted on Fitness Equipment since more information available as noted above from property Manager.

Voted and recommended Fit Tech to BOD for our new Fitness PM Company as long as \$30.00 labor fee per hour is added for repairs.

Parking Patrol/Security

- a) Rogue Force: No Considered however, not enough security patrol or lockup each night
- b) Signal 88 Security: Within budget and get what we want for our money
- c) Secureone Security: No, cost extremely high per month
- d) Urban Tactical: No, cost too high per month

OSC recommends Signal 88 for our Parking Patrol, Security and locking up of Club House with minor changes of description of services verbiage. Chair, Bruce will give property Manager Information on the changes.

End of meeting: Concluded at 5:05pm