

LEISURE WORLD COMMUNITY CORPORATION
COMMUNITY PLANNING ADVISORY COMMITTEE

Regular Meeting

Monday, November 2, 2009

Sullivan Room

MEMBERS PRESENT: Hilbert Hubble, Chair, M21; Victor Yurow, M6C; Conrad Rohrer, M13; Grayce Davis, M15; Henry Tate, M17B; Phil Marks; 20B; Jack Melcher, M23; and David Frager, M27.

MEMBERS ABSENT: Irv Shnider, Vice Chair, M12; Diana Ruth, MM; Frank Lozupone, M14; and Nita Farrell, M19A.

MANAGEMENT: Mark Ellis, Deputy General Manager and Nancy Gordon, Trust Assistant.

VISITORS: Jackie Rabinow, M14; Ken Zajic, M20A; Al Lukas; M20B; and Don Lewis, M24.

1. Call to Order – Mark Ellis called the meeting to order at 9:30 a.m. The Chair was not yet present because of a previously scheduled appointment.
2. Approval of Agenda – The agenda was approved as presented.
3. Approval of Minutes – The minutes of the October 5, 2009, meeting were approved as written.
4. General Manager's Report – Mr. Ellis highlighted the October General Manager's Report and responded to all questions and comments.
5. Architecture Report - Mark Ellis

Clubhouse I Renovation Budget Request – The budget request for the Clubhouse I renovation was not approved by the Board of Directors at its October 24th meeting because the request was not presented in a format acceptable to the Board. The request will be presented to the Board at its November meeting.

Shower Room Tiles – In response to a question about slippery tiles in the shower room area, Mr. Ellis reported that the new tiles have a much higher coefficient of friction than the ones replaced. However to avoid slips, rubber matting has been ordered for the area outside the shower stalls.

6. Old Business – Contracting Guidelines for Trust Projects – Mark Ellis

The committee discussed the Trust Contracting Guidelines for Major Projects document which Mr. Ellis distributed at the last meeting. The discussion included: (1) methods of negotiating contracts; (2) how contractors were selected; and (3) Mr. Ellis' role as project manager.

7. Open Forum –

- Mr. Lukas commended Mr. Ellis for management's quick response to the matter of slippery tiles in the shower area but suggested that all such concerns be verified as legitimate before action is taken.
- Mr. Lukas asked if PPD was available to assist Mutuals with building projects. Mr. Ellis said they were.
- Mr. Zajic asked that an orientation for new members of the committee be given so that the responsibilities of the committee are clearly defined.

8. Recommendation for an Engineering Study for the Trust Properties - At its October 14 meeting, the Budget & Finance Committee recommended to the Board of Directors that a reserve study of the Trust properties be done. Mr. Hubble will send a letter to the Budget & Finance Committee, with a copy to the Chair of the LWCC Executive Committee, stating that the Community Planning Advisory Committee supports the recommendation.

9. Next Meeting - The next meeting is scheduled for Monday, December 7, 2009, at 9:30 a.m. in the Sullivan Room.

10. Adjournment – There being no further business, the meeting adjourned at 10:40 a.m.

Hilbert R. Hubble, Chair