

South Bay Community Association
DRAFT Facilities Committee Minutes
February 10, 2026
Bay Club Conference Room

1. Call to Order: Meeting called to order at 9:31 a.m.
2. Determination of Quorum:
 - a. Quorum was determined. Attending committee members were Ted Ross, Mike Wyer, Rob York, Susan Shadrick, Bill Colosky, John Cacho, Carolyn O'Keefe, and Owen Dennison. Also present were Mark Torres, GM, and Christine Spagle, SBCA Board VP, and one member.
3. Updates to Agenda: No changes requested.
4. Approval of Agenda:
 - a. Motion to approve agenda by John Cacho; seconded by Ted Ross. **Approved 8/0.**
5. Approval of Minutes from January 6, 2026, meeting:
 - a. Motion to approve minutes as written by Ted Ross; seconded by John Cacho. **Approved 8/0.**
6. Old Business:
 - a. Future maintenance of domestic water supply pipes: Ted Ross provided preliminary cost estimate comparisons of the alternatives of abandoning/replacing pipes, including those encased in the foundation slab, versus extending the life of the existing pipes with an epoxy liner for an additional 20 to 30 years, as discussed at the January 6, 2026, meeting. The estimated cost to line with epoxy appears to be significantly lower than other alternatives. The effective life of the existing pipes is estimated to be in the range of seven to ten years. Better cost estimates for long-range budget-planning purposes are anticipated through on-site consultation with representatives of a company providing epoxy lining services.
 - b. Sanitary conveyance system: GM Torres stated that the recent project to inspect the condition of the sanitary pipes in and around the Bay Club revealed that the existing system is in good shape. It was noted that the pipe should be hydro-jetted as a prudent maintenance measure. Hydro-jetting can be accomplished within existing budgeted operational funds.
 - c. Landscaping: Except for additional stump-grinding, landscape restoration at the front of the Bay Club will follow completion of concrete work.
 - d. Lockers: The Health and Fitness Committee's recommended locker replacements were discussed. Members agreed to defer a recommendation pending additional documentation on the phenolic material's moisture resistance and appropriateness for a damp environment. Mark noted that a bid from the purveyor and therefore

feedback from the Finance Committee on the cost relative to the allocated budget was pending.

- e. Concrete work: GM Torres updated the Committee that the work demolition or and pouring of sidewalk panels are anticipated to occur the first week of March. Access to the front door will be maintained during construction; all other access will occur within the driving lane of the round-about.
- 7. Woodshop Report: Rob York stated that the replacement overhead ducting is 75 percent installed. The project is anticipated to be completed that week and will cost less than allocated funds.
 - 8. Manager's Update: GM Torres stated that staff continues to work on an update to Reserve Components List, which will come before the Committee at a future meeting.
 - 9. New Business:
 - a. Review and update Reserve Components List: (discussion pending, see Manager Update, above)
 - 10. Issues from Other Committees: The Committee discussed the list of additional changes to the weight room, cardio room, and stretching area requested by the Health and Fitness Committee. A portion of the items have already been implemented and others are sufficiently minor to be accomplished without impacts to budget or current plans. The request to move one of the surplus benches to the stretching area. It has been determined that no room in the stretching exists for the bench that would not impact the access function of the corridor.
 - 11. Comments: No additional comments from the Committee, GM, or members in attendance were offered.
 - 12. Adjournment: Motion to adjourn the meeting made by Ted Ross; seconded by Susan Shadrick. **Approved 8/0.** Meeting adjourned at 10:56 a.m.

Next SBCA Facilities Committee meeting: March 10, 2026