

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

1. Call to Order: Meeting called to order at 9:30 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, and Owen Dennison. Also present were Mark Torres, GM, and Carolyn O’Keeffe, SBCA Board President.
3. Updates to Agenda: Rob York requested adding a discussion item regarding the counter apron at the front of the Bay Club under New Business.
4. Approval of Agenda:
 - a. Motion to approve agenda, as revised, by Ted Ross; seconded by Mike Wyer.
Approved 7/0.
5. Approval of Minutes of the February 10, 2026, meeting:
 - a. Motion to approve minutes as written by Ted Ross; seconded by John Casho.
Approved 7/0.
6. Old Business:
 - a. Future maintenance of the Bay Club’s domestic water system: Based on recent Facilities Committee discussions, an estimated maintenance cost of \$100,000 has been incorporated in the Reserve Component List (see New Business). Costs are anticipated to occur in ten years.
 - b. Sanitary conveyance system: No further discussion or action by the Committee was determined to be necessary.
 - c. Landscaping and sidewalk repair: Replacement of sidewalk panels is complete. Stump grinding, root removal, irrigation system repair, and planting medium replacement in the cleared area adjacent to the front entrance are pending. GM Torres will be discussing scope and schedule for restoration and revegetation of the bed with the contractor.
 - d. Lockers: As requested at the February Committee meeting, information on the phenolic material of the proposed lockers and its suitability for a moist environment was provided and discussed. No further concerns were raised.

- e. Weight room and cardio room updates: No further discussion or action by the Committee was determined to be necessary.
- 7. Woodshop Report: Rob York stated that the replacement overhead ducting was complete and under budget. GM Torres discussed communicating and enforcing the schedule for equipment downtime in the woodshop to avoid auditory conflicts with other Bay Club activities.
- 8. Manager's Update: GM Torres discussed options for the replacement of the outdated controllers for light fixtures in the auditorium, and noted several relatively minor plumbing repairs that were recently conducted.
- 9. New Business:
 - a. Review and update Reserve Components List: GM Torres described the elements of the Reserve Component List, their current funding status, remaining useful life, and cost of maintenance or replacement. Questions were asked and answered. No additions or changes to the list or its assumptions were suggested by Committee members.
 - b. Counter apron: Due to time constraints, Rob York agreed that the item could be deferred to the April meeting.
- 10. Issues from Other Committees: No issues from other committees were presented or discussed.
- 11. Comments: No additional comment from any attendee was offered.
- 12. Adjournment: Motion to adjourn the meeting made by Bill Colosky; seconded by Ted Ross. **Approved 7/0.** Meeting adjourned at 11:30 a.m.

Next SBCA Facilities Committee meeting: April 7, 2026