

LOWOCA BOARD MEETING OF 6/10/24

Meeting began at 6:33 p.m.

Members present: Tara Lopez, Ken Rothrock, Jane Want, Ann Lindsey, Jake Wortz, Scott Boyd, Jack Buck, Kris Harman. Leslie Sayers, our CMA manager and Denise Applegate, former Assistant Pool Mgr. was also present.

May Board Mtg notes were approved

A pay increase for former Pool management employees, Ann Lindsey and Denise Applegate, was proposed by Ann. She and Denise have had to take on duties that our new Pool Management company, United Pools, was supposed to be already doing. The pay increase of \$1.50/hr retroactive to April 1, 2024 was unanimously approved by Board members. This leads us to our United Pools evaluation based on what they said would be met within their contract with LOWOCA.

UNITED POOLS... was chosen as our new Pool management company based on the comprehensive scope of work they promised to deliver in the contract. It was noted the first weekend of the pool opening that there was a very low amount of chlorine circulating in the pool. Ann had to remedy that, but she was not the Pool Manager anymore. That was a health concern.

In the employees contracts all verbiage is directed toward lifeguards, which, of course, we have Pool Monitors with very different roles expected of them. We were expecting HANDS-ON training with their management company. This has not happened. The Pool Monitors have received very little training. The Pool Monitors have said it is difficult to actually reach a UP employee for guidance. Ann stated they haven't had any training in terms of handling chemicals safely/exposure precautions. The UP management staff has not been physically present to observe daily pool operations. If a Pool Monitor needs to call out for a shift, they could be replaced by an employee who may or may not be a lifeguard and never worked at LOWOCA before. There are so many jobs our Pool Monitors undertake that a stranger would have no idea what to do.

Given these concerns, Ann has typed up an excellent handout on what work was expected and what we're seeing get done. She will be sending this to management at United Pools.

DRUG ARREST in gazebo/picnic table area....a relatively new homeowner was arrested for drug possession recently in the Amenities area. He had previously been talked to by Ann when bathers at the pool noticed an aroma of marijuana wafting into the pool area. Ann told him drug use was not permitted at the pool. The arrest was his 2nd time attempting to use drugs. He was arrested for another drug at the time of arrest during a search of his belongings.

SMOKING/VAPING IN THE AMENITIES AREA... There was a proposal to eliminate ALL smoking/vaping in the Amenities area. The Board agreed to this proposal. The bench that was located near the far side of the parking lot will be removed.

PLAYGROUND... We were hoping to have an Eagle Scout project being done at the playground area, but the young man chose another area in GA. Ken wants to move 2 picnic tables and he knows someone who will loan us the equipment free of charge. We would need people to help with this.

FRAUD CLAIM... This is an ongoing process to see if we can recoup any of the money we lost due to Hall's Handyman services back in January.

PRESSURE WASHING... We will be taking bids for the Clubhouse sidewalks and Clubhouse.

PARENTS BEHAVING BADLY...the Pool Monitors have noticed some parents have been berating their children in front of others at the pool. The language has been foul, too. These parents have been told that this is a family-oriented pool and such language is not allowed. I can assure you that if I ever see a parent physically hit their child, I will be calling DFACS. I will take personal responsibility for my actions.

CLUBHOUSE RESERVATIONS... will be blocked out during Pool Season holidays. It's just easier that way to avoid partygoers from thinking the pool is also part of the Clubhouse reservation.

Motion to adjourn at 7:50 p.m.

HAVE A FUN AND SAFE 4TH OF JULY!!!!