

## AD Hoc Committee Meeting to Reduce Costs Minutes

Meeting: March 31, 2023 3:00 P.M. Building One Social Room

From Jeff Conwell (chairman)

### Attendees:

Deborah Sperry  
Fred Sperry  
Roma McDonough  
Carol Kirk  
Yury Gittes  
Luda Gittes

### Committee Members in attendance:

John Ollsen (Maintenance Committee)  
Morris Bencini (Finance Committee)  
Gigi Stolper (Landscape Committee)

All of the items deemed a priority from the last meeting were discussed for implementation, further research and impediments to the implementation of the priority items.

Below were the cost saving items discussed and their recommendations by the committee:

### Lease Roof space for a roof cell antenna

It was suggested that since Vince Eurice was in the telecommunications business that he would be a good place to start to see who and where to start the process to see if this idea will work for Bel Mare. It was also noted that there might have been discussions in the past on this particular possibility, but it was not pursued because the buildings were too high. But the Committee decided that it was still an item worth pursuing since technology has changed so much in the past several years that this is something that needs to be explored.

### Require bids to be requested annually for ongoing expenses to see if there are cost savings to be gained without losing quality of service.

The Chairman is going to get a list of all of the contracts from Castle to list and see which committees are appropriate to review these contracts for rebid or not.

It was also discussed that for the time being that it was not a good idea for us to review the Fire Alarm contract since the system has just been brought up to standards by the current contractor and there are only 2 contractors who can do this work.

### Make sure that routine maintenance on landscaping including Extras, irrigation and tree trimming are re bid on an annual basis

This will be combined with the above and the disposition will be likely with the Landscape Committee., But that will be determined by the board

### Reduce Telephone Costs

Research needs to be completed as to whether or not we are required to have a land line for the fire alarm system.

A list of all of the phone lines needs to be obtained and given to the chairman for follow up. Morris Bencini has volunteered to obtain the list. Once the list has been received we will determine what types of phones that are needed, what can be cut, and which can be changed to other devices such as cell dialers. The final recommendation will come from the appropriate committee when information is obtained

### Consider borrowing money from investments to avoid paying interest on loans

It was determined that this process has already been discussed at the Finance Committee and that a determination will be made as to the feasibility when the premium finance is due to be renewed.

### Catalog all Association records including Engineering Reports and appropriate Legal Opinions to avoid duplication of expenses.

The Chairman will work with the office to determine the extent of the work to be completed on this. A disposition will be made from that investigation.

### Raise the lobby and fitness Thermostats

It was discussed by the committee and recommended that the service hallways also be included. One caveat is that there is currently a need to have thermostats set at a certain level to begin a study of humidity levels in most of the common areas. This will be coordinated with our Maintenance Supervisor. And eventually referred to the maintenance Committee.

### Fill the Pools from the non-potable water well that is being used for irrigation

This item was questioned as to whether or not there is a possibility of doing this without first determining if our well has the capacity to continue to fill our pools, and if there are some overriding health laws or regulations that might prohibit us from doing this. The chairman will ask our maintenance supervisor to discuss this with our pool contractor, and anyone else that he knows of who can determine if this is feasible.

### Determine if it will save money to switch to a more efficient way to heat our pools and spas such as heat pumps vs. Gas heaters.

Through research it was mentioned that it is more costly to initially install a heat pump, but the research did not yield results as to how long the operating costs can recover the initial costs. So, it was recommended that the Chairman work with maintenance to determine if our pool contractor can help in any additional information. We discussed the possibility of replacing gas heaters with Heat pumps when they were scheduled to be replaced or when they break down.

Work with other Riviera Dunes Associations on contracting with vendors providing common services to see if costs can be reduced for all.

Since the President of the Master Association just happens to be on the committee, he will provide a list of contacts to the chairman to arrange a meeting to discuss this with other Associations. Also, the Chairman attended the Master association meeting and had a commitment from the board members that they would be interested in exploring this possibility.

Lastly, there was a general discussion of the other items left from the initial meeting which were left on the table as not being a high priority. But to explore further to see if additional cost savings can be accomplished. These ideas as well as the priority recommendations will be referred to the board for a vote to continue forward for further development and research.