



Club Advisory Committee Agenda

Date: March 25, 2015

Time: 8:00 pm to 9:00 pm

Where: Ivory Ridge Club Banquet Room

Representatives in attendance: Brennen Petersen, Tamara Vawdrey, Taylor Moody

Purpose:

The purpose of this meeting is for the members to provide input on club activities and major purchases. Each of you has been designated as a representative for each sub HOA within the Ivory Ridge Community. As a Club Advisor, you are to represent the interests of your sub HOA, not your personal interest.

This year, we have had various requests and input regarding flooring in the banquet room, fitness equipment, and club activities. The remainder of this meeting will address each of these items in the following order:

Today's Discussion:

- I. Flooring
 - a. Choose best flooring option
- II. Fitness Equipment
 - a. Choose best fitness equipment to purchase when equipment requires replacement.
- III. Club Activities
 - a. Input on current and proposed activities

Proposed Budgets:

- Total Fitness Equipment/Class Budget: \$10,000 per year
- Total Flooring Budget: \$10,000 one-time expense
- Club Activity Budget: \$1,000 per one hundred HOA units

I) CONFERENCE ROOM FLOORING

Budget: One-time expense of no more than \$10,000.

The conference room's carpet is badly stained from events over the years. It is now to the point that the harshest cleaning chemicals will not permanently remove the stains. In addition, weekly (sometimes bi-weekly) carpet cleans are costing the Club \$3,000 - \$4,000 annually. The current carpet maintenance is non-sustainable and club members and non-members, alike, complain continually.

The Developer would like the Club Committee's input regarding the next course of action. Several options are presented below along with the foreseeable advantages and disadvantages associated with each option.

A) Option 1 – Commercial Carpet Square

Replace the current carpet with commercial carpet squares. Cost: \$5,190 – \$7,590

Advantages:



- Carpet helps dampen noise
- Stained carpet squares can be removed and replaced relatively easily
- Carpet does not get slippery when wet. The other flooring options may be slippery when wet.

Disadvantages:

- **Carpet is expensive to clean.** Cleanings need to be done after and sometimes before many events. We estimate that yearly cleaning will likely exceed \$3,000
- Replaced carpet squares will likely appear lighter in color for a couple of months.
- Carpet is not an ideal material for some of the fitness classes that are held in the conference room

B) Option 2 – Luxury Vinyl Planking (LVP)

Replace the current carpet with Luxury Vinyl Planking (LVP) Cost: \$5,164 for San Sebastian or Caceres

Advantages:

- Low Cost compared to other replacement options
- Highly Durable, comes with a 15 year warranty
- A good material for fitness classes
- Cleaning this product is quick, easy and inexpensive
- Repair is inexpensive

Disadvantages:

- More noisy than carpet
- Some may perceive this product to be less appealing visually compared to other products because it is not real wood. (However, ICO has used LVP at the lofts across the street and many have liked the look). LVP is gaining popularity.
- Self-leveling concrete will be used to flatten the floor, but it is likely that some waves will still show through.

C) Option 3 – Hybrid Floating Composite

Replace the current carpet with Hybrid Floating Composite backed luxury vinyl plank (LVP). Cost: \$8,990

Advantages:

- Will appear flatter than LVP glued directly to the concrete because it has a board under the LVP
- The product also has the same advantages as option 2, except the cost is higher.

Disadvantages:

- Same disadvantages as option 2, but there shouldn't be issues with flatness because of the backer board.

D) Option 4 – Wood Tile

Replace the current carpet with Tile that looks like wood. Cost: \$14,900



Advantages:

- Durable
- Good with water and high traffic

Disadvantages:

- Tile will make the room echo and it will be louder than any other option.
- Since the tile will be on a concrete floor, some of the tiles may eventually crack. We have had issues with this in other areas of the club

E) Option 5 – Do Nothing

Do nothing for now. Continue to clean the carpet before major events so it looks somewhat respectable.

Advantage:

- No additional costs for new material and installation

Disadvantages:

- Unsightly stains will remain
- High cleaning costs will continue



II) FITNESS EQUIPMENT

The fitness center needs new equipment as the current equipment ages with use. Also, members have requested specific pieces of equipment that are currently not part of the fitness room. The Developer is asking for input from the Club Advisory Committee what to purchase and not purchase as equipment needs to be replaced.

Below is a list of fitness equipment that is either broken or was requested by the members:

A) Requested Fitness Equipment

The following items have been requested by a few members. Some of the “heavy lifters” would like a cable crossover machine to get a more dynamic workout.

- 1) Cable Machine / Crossover
 - a. Bids:
 - i. **FreeMotion Functional Trainer (used) - \$3,200**
 - ii. **Tuff Stuff PPMS-250X 2-Stack Wide - \$3,500**
 - iii. Matrix Function Trainer 300# - \$6,500.00
 - iv. Matrix 5-Stack Wide - \$9,081.00
 - b. Comments. Tuff Stuff/ Free Motion are the two pieces of equipment that are most feasible in terms of space and budget.

- 2) Updated Treadmills
 - a. Bids:
 - i. **TRUE CS200 Treadmill (No LCD) - \$3,225.00 (Best Value)**
 - ii. TRUE CS400 Treadmill (w/ 16” LCD) - \$4,885.00
 - iii. Life Fitness Treadmill Discover SI Domestic (w/ LCD) - \$6,124.30
 - iv. Matrix 7xe Treadmill (w/ LCD) - \$6,597.00
 - b. Comments: the TRUE CS200 Treadmill is the best value. If LCD is preferred, then TRUE CS400 is recommended.

- 3) Updated Elliptical
 - a. Bids:
 - i. **TRUE CS200 Elliptical (w/ 16” LCD) - \$2,645.00 (Best value)**
 - ii. TRUE CS400 Elliptical (w/ 16” LCD) - \$4,385.00
 - iii. Life Fitness Elliptical - \$4,584.00
 - iv. Matrix 7xe Elliptical - \$5,197.00
 - b. Comments: the TRUE CS200 Elliptical is the best value.



III) CLUB ACTIVITIES

Budget: \$1,000 per 100 HOA Units

A) Current Activities:

- March 2015 – Easter Egg Hunt
 - Budget: \$500
- May 2015 – BBQ Pool Opening
 - Budget: \$2,000
- June 2015 – Wimbledon
 - Budget: n/a
- August 2015 – Jr. Triathlon
 - Budget: \$1,300
- October 2015 – Halloween Party
 - Budget: \$900
- November 2015 – Turkey Tournament
 - Budget: n/a
- December 2015 – Christmas Party
 - Budget: \$1,000