

The HOA Facilities Committee is currently working on the following issues.

We are in the process of purchasing a second automated external defibrillator (AED). There are plans to install the new one outside near the clubhouse patio. It is necessary to have it as close as possible to the outdoor pool, bocce court, and pickleball/tennis courts. There is already one installed in the fitness center. Watch for a future announcement for training on how to use the AED during an emergency.

A recent inspection of the gate house indicates that some repair work needs to be conducted. The project is important to provide an environment for our gate attendants to do the proper job when greeting guests to our community. The project is expected to include repairs, some upgrades to fixtures and technology. In addition, the attendants will be going through some additional job training.

We met with the president of Adamas, the janitorial services company, which is also the same company we have engaged to manage the gate house concierge attendant services. We were concerned about the effectiveness of their cleaning teams and the quality of the attendant services. We consider both to be good but not up to par with the requirements of our agreements. The company has hired new senior managers and work teams, for both services. The president of the company understands our concerns and beginning now will be working very hard to improve the service, the communication and provide us with the expected results. This is the same company which provides janitorial services to the condos. The condo board participated in the meeting and had an opportunity to focus on similar issues related to the buildings. Check with the condo team for any additional information.

We have engaged a new company to perform an assessment of the adequacy of the HVAC system which is currently operating in the clubhouse. As many of you know, we have continuously experienced heating or cooling issues with the current system. In addition to this analysis, we expect this company to resolve the current issues we are experiencing.

In the last community update, we noted that the speed of the gates opening was improved. We now are aware that the gates take a very long time to close. This issue, as well as the relocating of the view of the gate security cameras are being addressed with USA Security Services, our gate maintenance and security camera service provider.

A quick note that at this time there is not a policy or expected to be a policy to rent the Social Hall. The hall is for the enjoyment of residents and their events. The facility is not adequate or appropriate to be rented to third parties.

We are meeting with our pool management company, American Pools, and the pool builder, Inca, this week. Several important issues are being addressed. First, it appears that one of the three filters may have a problem which is causing its effectiveness to be reduced. The meeting is to create a plan to identify the specific problem and plan corrective action. During the same meeting, we will be discussing the status of the testing of the leak in the spa and how the timing

of the resolution can be accelerated. The pool builder identified leaks in the caps of the four drains at the bottom of the spa. These were repaired. You may notice that the water has maintained a low level and has not fully drained. The pool builder, along with a third party, is pressure testing other pipes, as they believe there are still other leaks. We are expecting the next round of tests to be completed early next week. We are also investigating a chlorine tablet solution, proposed by American Pool, which would solve some of the chemistry related issues. As you know, over the last several weeks the pool had been closed a few times, for short periods, because of chemistry issues. The guest policy is currently on hold because of the above issues, and other insurance related issues, which includes coverage limits and required signage (required by insurance, we are already in compliance with state signage requirements). We are meeting this week with the insurance company to resolve these issues.

Lastly, another bike rack was installed on the patio, between the pool and the social hall. There is also a bike rack by the courts. Ride your bike and park it in a bike rack.

HOA Facilities Committee at Del Webb Florham Park