

## WHAT ABOUT THE POOL?

### Message from Howard Weisberg, President

I hope everyone is well and taking care of themselves. If we all follow the guidelines this will end. Stay positive and try to use the time to make life better.

I have been talking to Board Members and we agree that we should be taking a thoughtful and proactive approach to Leisureville. I spoke to Bill Hebert and we agree it is time for a capital budget. In light of this, I have been thinking of scenarios for our swimming pool. Since there is no real emergency we can think of all possibilities. I think the swimming pool is an excellent area to start a short- and long-term planning process.

The swimming pool is one of the most valuable amenities and assets of Boynton Leisureville. It is an important social gathering place, exercise site and is useful for pain reduction. It is also one of the most expensive features. Replacement value and operational costs are very high. The swimming pool has many complex systems. It has a heating cooling system that consists of 4 units, it has a pumping system, chemical system, UV light system and filter system. The spa has a pump UV light system and filters. These systems need constant repair and replacement. Two years ago, we replaced the pool pump and all 4 heating/ cooling units. Due to the constant usage this equipment needs replacement often. The pool is due to be resurfaced within the next 2-3 years at a cost of \$20,00 to \$30,000. At this time, we have \$27,280 in the reserves swimming pool line item for all of the pool equipment and shell. Besides the capital costs we have the expenses of chemicals, electricity, UV light bulbs and ordinary maintenance. It is one of our highest capital and operating expense assets.

This pool is 44 years old and not in the best of shape. It is complicated by the original poor construction of the pool. In 2012 when the pool was resurfaced there was an engineering report and a report from Bayside pool describing the inherent problems with the pool condition. The steel was put too close to the surface and wire mesh is just under the surface. The pool also has no underwater lights. Due to the current construction by Pugh Pool they were disabled and cannot be replaced. Any attempt to add underwater lighting would probably damage the shell costing many thousands of dollars to repair.

The absence of underwater lighting has made lighting the pool for night swimming very difficult. The pool water would have to be lit from above, because of the lack of lights in the pool. The shape of the pool and pool deck also provide problems, because they were not configured for night swimming. There are many dark corners and shadings in the pool that make the lighting more difficult. We have contacted many pool and electrical companies and we have not generated any bids. This does not seem to be a desirable project. There is no money in the reserves for the project. Previous bids that were made were \$20,000 to \$30,000.

There are many possible solutions to consider. The short-term solution is to accept things as they are currently or pay for lighting out of the operating fund. There is no budget for pool lighting.

Long term we have other options. Many people have suggested replacing the pool. Does the current pool configuration suit our needs and night swimming? Rectangular pools are better fitted for exercise and classes and are more modern. A new pool would have pool lights and a better shape that would be easier to light for night swimming. Would the additional lights decrease the appearance of the pool? It would give us the opportunity to refresh the entire outdoor space. The spa has had problems for years.

A new pool would cost \$150,00 to 200,000 or \$150 to \$200 per residence. We could use the money that we would spend on night lighting and resurfacing, \$40,000, towards the cost. The question is do we want to start thinking of options for pool replacement? We have paid for more expensive replacements like the roof \$300,000 and the irrigation system \$350,000. But the difference is we had saved money in the reserves for replacement. We have not reserved for the swimming pool.

We could consider many options for the future of the pool

- a) Start saving in the reserves. Set a goal and put some aside every year.
- b) Allocate \$200,000 from the reserve transfer next year. Not advisable because our reserves are already low
- c) Transfer some money out of operating. We have a fairly high operating balance.
- d) Use the \$113,000 reserved for reclaimed water, because the project will probably not happen. This would take a member vote.
- e) Onetime assessment.
- f) Do nothing at this time

We would also take into account the loss of swimming due to construction. But what is the remaining life of a 44-year-old pool?

Wishing everyone the best, Howard Weisberg