

## CHA Capital Improvements Committee Meeting Minutes

**Date:** March 23, 2026

**Time:** 4:00 PM

**Place:** Clubhouse Cardroom

**Members Present:** Chair — Pam Vaughan

Mona Gerard

OJ Thomas

Joe Endress

David Sherlock

Renee Drentkiewicz

Guest – Tim Taylor, Sunshine Land Design

Manager – Bonnie Guenther

**Call to Order & Introductions** The meeting was called to order by Chair Pam Vaughan.

Introductions were made, and attendance confirmed.

**Presentation** Tim Taylor, owner of Sunshine Land Design, reviewed the need for Roadway and Drainage system repairs and improvements. A drainage survey identified failure areas within the community, including aging drainage boxes, system failures, and outfall deterioration in 8 major locations.

A question-and-answer period was provided for the committee.

**Future Capital Priorities** The committee reviewed major infrastructure priorities previously identified:

- Drainage systems
- Roads and paving
- Gutters
- Main entrance gates

### **Actionable items**

- Bonnie is to request from Sunshine Land Design an amended bid in section I to include the existing 440' x 36" CMP from C4 to the river and connected to CB6, to now include CB 1, 2, 3, and 7. This bid should also include an inspection of the sewers.
- Bonnie is requested to pursue any required competitive bidding for this identical work so we may recommend approval of this work to the Board as soon as possible.
- The committee has also asked Joe Endress to update the original estimate to install an electronic gate and camera system at the main entrance, as we placed it as a Capital improvement priority.

**The future meeting is scheduled for April 20<sup>th</sup> at 3 PM.**

### **Adjournment**

There being no further business, the meeting was adjourned.