

**Tellico Village Property Owners Association
Public Services Advisory Committee
March 6, 2019**

The Public Services Advisory Committee met on March 6, 2019 in the POA Conference Room. PSAC members present were James Hawkey, Ed Hofer, Ken Holland, Weldon Humphries, William Schultz and Eddie Wilson. Staff members present were Jeff Gagley, Glen Quillen, Clayton Taylor, Bud Murray and Karen Davis. Also present were POA Board liaisons Cap Purvis and Bruce Johnson. Member Bruce Dillingham was absent.

Ken Holland called the meeting to order at 9:00 a.m.

The February minutes, under the Board liaison report (by Cap Purvis) were amended to read: "PSAC is charged with assisting Public Works and the Board in accomplishing the following goals"... Motion to approve as amended: James Hawkey, 2nd: Ken Holland. All voted in favor, motion carried.

Public Works Update (Glen Quillen):

- Two roof leaks were repaired, one at the Wellness Center and one at Chota Rec Center.
- The 2" rains did not affect the lift stations. During the week of steady rain, there was no infiltration; on the day of the 5" rain, there was ground water infiltration. We are making progress.
- Painting at the Yacht Club will begin March 24th and is scheduled to be complete by April 1st.
- The Standard Operating Procedures manual for water/sewer is being updated.
- This is the year our sewer permit is to be renewed with the state. It is required every 5 years.
- The odor control system for the lift stations is working very well. The units are changed quarterly with the exception of the Toqua lift station. It is changed every other month.

Odor Control at Sewer Lift Stations



Media-based forced air odor reduction.



Enzyme based chemical to reduce fats, oils and grease (FOG)



- The "FOG" (fat, oil, grease) system is working very well; consider putting out communication as to the effect of garbage disposal usage and irrigation
- For the 2019 projects, the re-coating of the wet wells is delayed until later in the season; repair of the by-pass pump takes priority

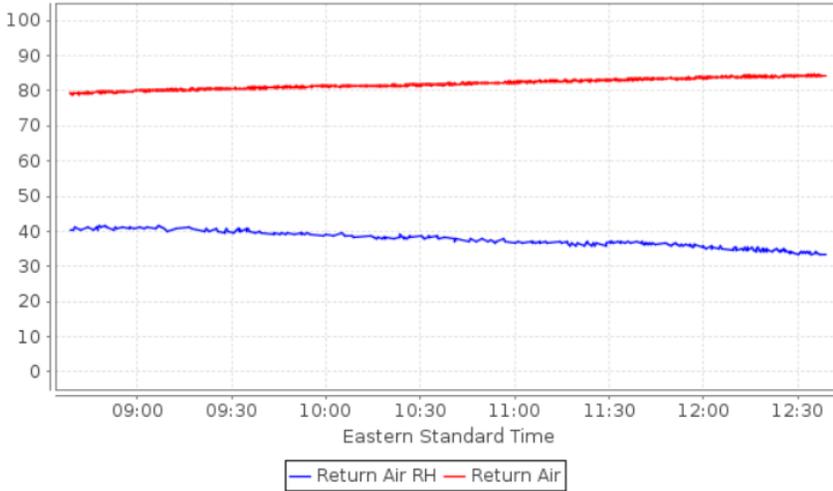
Roads and Grounds (Clayton Taylor):

- There was no damage to the roads and ditches from the heavy rains
- We are cleaning out the debris and mud washed into the culverts and ditches by the heavy rains
- Working on pulling the shoulders and doing repairs
- The right of way (ROW) mower is set for the upcoming mowing season
- SM&E has been chosen to do the design, inspection and testing of our roads at a cost of \$38K; coring can be done for an additional \$11K; total project approximately \$50K; this will occur prior to the HA5 project; it can be done every 3-5 years; the frequency has yet to be determined but will be decided by budget time; the funding request is in and awaiting approval

- The funding request has been turned in for the HA5 project; it will be done in June, July and August; the bid came in under budget

Updates (Bud Murray):

- The dehumidification system at the Wellness Center is working well; there are just a few “punch list” items that need to be completed; this project was done on time and on budget.



Tellico Wellness	
Unit Info	
Unit Serial	18093026
Nomenclature	LD-212-NT-X-A3ET5153G2C2AD3
Controller Info	
Board Version	7.0
Software Version	5.15.12
Software Variant	NE Modbus/LON
MAC Address	00:C0:33:0C:04:26
Last Connection	Mar 5, 2019 12:37 PM, EST
Messages	

System Status	
System Mode	On
Ventilation	Day Time
Room Temperature	Heating
Supply Air	Heat
Room Humidity	Idle
Space Heater	Heating
Compressor 1	Ready
Compressor 2	Ready

Sensors	
Return Air (°F)	84
Return Air RH (%)	33
Supply Air (°F)	89
Outdoor Air (°F)	38
Exhaust Air (°F)	77
High Pressure 1 (psi)	120
Low Pressure 1 (psi)	136
Superheat 1 (°F)	38
Suction 1 (°F)	87
Discharge 1 (°F)	79
Evap LAT 1 (°F)	85
Reheat Temp (°F)	-40
High Pressure 2 (psi)	204
Low Pressure 2 (psi)	202
Superheat 2 (°F)	14

Controls	
Main Blower	On
Return Air Closed	Off
Heat Recovery	On
Blower Speed (%)	100
Outside Air 1 (%)	40
Exhaust 1 (%)	40
Heater Stage 1	On
Heater Stage 2	On
Modulated Heat (%)	100
Compressor 1	Off
Pump Down 1	Off
Compressor 2	Off
Pump Down 2	Off
A/C Pump/Valve	Off

- Main Lift Station
 - Upgraded pumps have been installed 6 and 8 months.
 - Both pumps seem to be working well.

Clubhouse Updates (Jeff Gagley):

Toqua:

- This project is behind due to the rain.
- The pad is up to grade; just waiting on the surveyor.
- During excavation, a live primary electrical line was discovered; TN One Call failed to mark it; LUB will have to bore to correct this electrical line and could take a number of weeks; we have asked LUB if temporary, overhead poles can be erected so work can continue.
- November 25th is the scheduled completion date





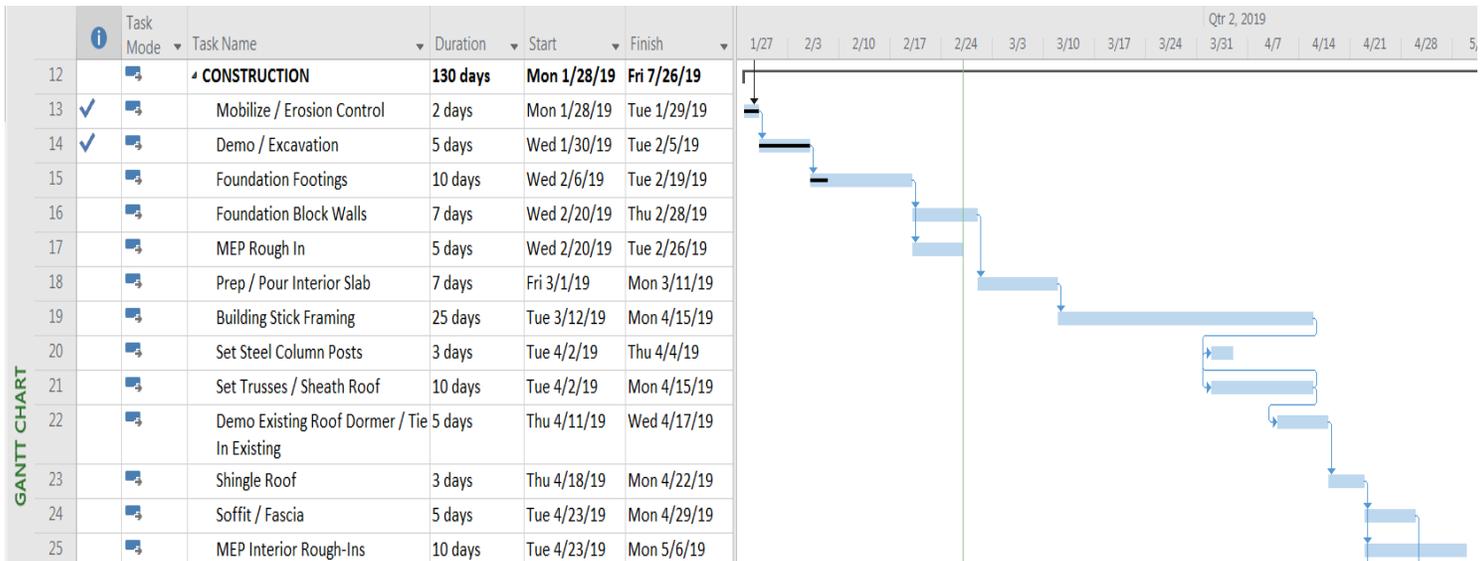
		Task Name	Duration	Start	Finish	Feb '19	Mar '19	Apr '19											
	i					27	3	10	17	24	3	10	17	24	31	7	14	21	28
3	✓	Demo	10 days	Mon 1/28/19	Fri 2/8/19	[Gantt bar from Feb 27 to Mar 7]													
4	✓	Grading	7 days	Mon 2/11/19	Tue 2/19/19	[Gantt bar from Feb 27 to Mar 5]													
5	✓	Building Pad Install	4 days	Wed 2/20/19	Mon 2/25/19	[Gantt bar from Feb 27 to Mar 3]													
6	📅	Footings	8 days	Tue 2/26/19	Thu 3/7/19	[Gantt bar from Feb 27 to Mar 4]													
7	📅	Rough In Slab - Plumbing	12 days	Fri 3/8/19	Mon 3/25/19	[Gantt bar from Feb 27 to Mar 11]													
8	📅	Rough In Slab - Electrical	12 days	Tue 3/26/19	Wed 4/10/19	[Gantt bar from Feb 27 to Mar 18]													
9	📅	Prep and Pour Slab	8 days	Thu 4/11/19	Tue 4/23/19	[Gantt bar from Feb 27 to Mar 25]													

Kahite:

- The forms for the footers were completed today, they should be poured this week, weather permitting
- This project is about 2 weeks behind due to the rain
- July 27th is the scheduled completion date







Discussion on the end of 2018 financials was led by Parker Owen:

An insurance discussion was held within the committee. James Hawkey motioned that PSAC recommends that Jeff Gagley work with Parker and Kevin S. to develop minimum insurance requirements for doing business with the POA. Weldon Humphries seconded; all voted in favor, the motion passed.

With no further discussion, the meeting adjourned at 11:00am.