

Hiddenbrook Swim & Tennis Club

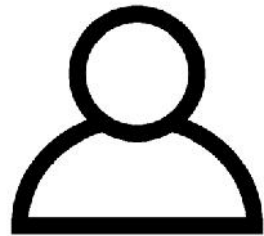


2022 Year In Review

President's Statement – Your Board



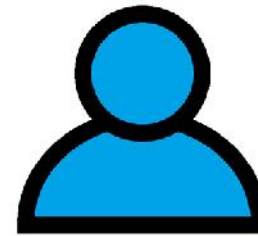
Eric Cangemi
Treasurer



Kristin Leveto
Vice President
(departing)



Clive Bayliss
President



Matt King
Secretary



Chris Gray
Member At Large

President's Statement – Need for Committees

- Swim & Tennis Club is managed by the Hiddenbrook Homes Association Board of Directors
- Board positions are all volunteer positions
 - Board members are only able to commit a finite amount of time per month
- Board has set up committees to assist with the work load
 - Pool Committee
 - Tennis Committee
 - Communications Committee (Association and Club)
 - Activities Committee (Association and Club)

President's Statement – The Committees

Pool Committee



Matt King
Liaison



Marcel van Vierssen
Chair

Tennis Committee



Matt King
Liaison



Tony Roane
Chair

President's Statement – The Committees

Communications Committee



Chris Gray
Liaison



Chris Gray
Acting Chair

Activities Committee



Eric Cangemi
Liaison



Eric Cangemi
Acting Chair

President's Statement – Pool Committee

- Pool committee
 - Help define pool policies
 - Report maintenance issues
 - Help create RFI/RFP for repair and replacement work
 - Identify areas for improvement in pool use and operations
 - Develop fitness programs
 - Operate lost and found

President's Statement – Tennis Committee

- Tennis committee
 - Help define tennis and pickleball policies
 - Report maintenance issues
 - Help create RFI/RFP for repair and replacement work
 - Develop programs to encourage participation

President's Statement – Comms Committee

- Communications
 - Help define communications policies
 - Publish notifications of activities, events and important updates
 - Create articles and content of monthly newsletter
 - Design and layout monthly newsletter
 - Maintain Hiddenbrook Homes website

President's Statement – Activities Committee

- Activities
 - Develop and run social activities for the Club

President's Statement – Need For Volunteers



Lots of great ideas to improve the Club
but we need help to make them reality

President's Statement – Year of Change

- Change of Management Company

Spectrum Management



Sequoia Management



- Change of Board Members

Two Board
Vacancies



Chris Gray
Eric Cangemi

President's Statement – Discovery

- Board and new management company have established a strong and effective working relationship
- Change of Management Company resulted in a review of processes and policies of the Club
- Identified out-of-date or missing policies
- Board has created a plan to address these in 2023

Treasurer's Report



Treasurer's Report

- 31 memberships sold, 4 reclaimed, and 9 available
- Actuals 4.8% over budget (↑ \$9.9k). Drivers for divergence as follows:
 - Pool operations costs ↑ \$9.8k
 - Insurance costs higher ↑ \$3.3k
 - Management company costs ↑ \$1.9k
 - Sale of additional memberships reduced total overage ↓ \$5.6k
- Dues increased by \$32 to \$512 (↑ 6.7%)
 - Costs increased due to inflation
 - Labor cost increased due to minimum wage changes; ↑ from \$11 per hour, to \$12 per hour
- Reserves fully funded

Pool Update



Pool – Committee Status

- Has three active members
- Held ad-hoc meetings in 2022 due to limited agenda
- Plan to have a published meeting schedule in 2023

Pool – Achievements for 2022

- Active pool season over 2022 summer
- Active coordination and use of pool by the Hiddenbrook Hurricane Swim Team
- New electronic entry system (MOKO) to confirm membership and entry onto pool grounds
- Addressed maintenance items;
 - Repair plaster in wading pool
 - replaced lane lines
 - purchased new umbrellas
- Held a morning fitness swim program
- Regular food trucks

Pool – Plans for 2023

- Develop master “Pool” plan to address various upgrade options, to include:
 - Expanded picnic area
 - Expanded deck area for seating
 - Expanded wading pool
- Address maintenance items, including:
 - Replacement of round tables (on deck) and broken picnic tables
 - Replacement of exterior and interior water fountains
- Establish a picnic area policy
- Establish a lap swimming policy
- Investigate robotic pool cleaners
- Offer a morning fitness swim program
- Offer a water aerobics program
- Continue food truck program

Tennis Update



Tennis – Committee Status

- Only has a one member
- Held ad-hoc meetings in 2022 due to limited participation
- Plan to have a published meeting schedule in 2023
- **Committee needs volunteers**

Tennis – Achievements for 2022

- Large tree limb hanging over tennis court cut

Tennis – Plans for 2023

- Develop tennis only membership terms & conditions
- Power wash courts prior to summer season
- Address minor cracks on tennis courts
- Establish a Tennis ladder (like in 2021)
- Establish a Pickleball ladder
- Investigate the creation of a reservation system to deconflict increased use in Summer months, as well as, any potential “camps”, etc.
- Look into options for a Tennis Clinic for children



Lots of exciting initiatives
for 2023

Volunteers needed to
help make them reality

