



## 2020 Project Plan Review - Owners Session

If microphone and speakers are not working on the computer, please keep the web browser open and dial into the meeting via:

**Phone: 646-876-9923.**

**Meeting ID: 862-5143-5782**

**Password: 152134**

**Torview Project Team (BOD, Committees, Volunteers)**

June 16, 2020

# 2020 Project Plan Review - Owners Session

## Agenda:

1. Update and progress report
  - Project Plan, Pool Repair, Tennis
2. Finance Committee Update
3. Member/Owners & Fundraising Committee Update
4. Next Steps / How You Can Help



# Project Plan

**Michael**

# Project Plan Timeline



\* Each workstream in the project will have a leader who will bring updates to Board and own that piece of project

\*\* Pool repair started and is now in progress as of 6/8



## Pool Repair

**Charlie / John**

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## Pool Repair - Charlie, John

- Selected American Pools as contractor
  - Considering American for annual service provider
- Contracts have been signed by Torview and American Pools
- Work started on Monday June 8<sup>th</sup>
  - Pool is power washed, cleaned and acid washed
  - Preparations for pressure testing / leak testing in process
  - Repairing serious leaks within large cracks found in bottom tiles
  - See Photos

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## Pool Repair - Charlie, John



Prepping for the leak testing, before and after power/acid washing



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## Pool Repair - Charlie, John



A few new cracks to address along with others...





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## Pool Repair - Charlie, John

- Next Steps:
  - Remove tiles (racing line approx. 35 ft.) / repair cracks
  - Repair and reseal other obvious leak points (cracks)
  - Fill and treat pool water for leak testing
  - Repair all leaks found
  - Cut the pool deck to expose and repair lead
    - Expect at least one skimmer with bad leak in under ground piping
  - Redo cement once completed
  - Work with finance committee to ensure funding and budget guidance



# Tennis

**John**

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## Tennis - John

- Signed an agreement with two Tennis Professionals
  - Scott Robinson, Ken Jordan (Ken has been our pro the last two years)
- The Summer Tennis Program is available for all owners as well as non-members
- This arrangement is no cost to Torview
  - Exception being water for clay treatment and electric for any night usage
  - A rental fee for the season was charged
- The program is fully administered by Ken and Scott
  - A PDF with program/event/signup/rules information will be provided by Ken shortly
  - All inquiry should be directed to Ken and Scott via [kenjordan79@gmail.com](mailto:kenjordan79@gmail.com)

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## Tennis - John

- Great news! Courts should be ready for play by Monday June 15
  - Owners seeking free play time slots can email Ken this week [kenjordan79@gmail.com](mailto:kenjordan79@gmail.com)
  - Ken will also be sharing info on 'open play' rules from NYS
- NY State is allowing outdoor tennis clinics and "day camps"
  - Details are coming on that over the next week and will be shared
  - Courts will be maintaining social distancing standards of play
  - Protocol and general court rules will be a part of the PDF communication next week
- Program will consist of
  - Private or Group Lessons (Adult or children/teens)
  - Clinics (Adult or children/teens)
  - All of the above will require signup \*All will be on first come first served basis
  - To reserve a spot contact: Ken Jordan at [kenjordan79@gmail.com](mailto:kenjordan79@gmail.com) or 914 602 2417.

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## Tennis - John

- Open court time will be on a court reservation system called court reserve.
  - Play is only permitted to people with a court reservation in adherence to NY state protocols for safe play.
  - Where this might be a little different from years past we ask that you understand and follow this protocol before showing up to play at Torview
- Next Steps:
  - Look for the flyer next week with the exciting summer programs that will be offered on the Torview Courts!
  - Reach out to Ken as mentioned for free/open play this week

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## Tennis - John



Getting the courts ready.. Next come the lines and nets!





# Finance Committee

**Jerry / Mark**

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## Finance Committee Update - Summary



- Thanks to the Finance Committee members
  - Chris Colonna, Robin Haynes, and Jerry Williams
- Accomplishments:
  - Payroll Protection Program Loan Approval (PPP)
  - Economic Injury Disaster Loan Emergency Approval (EIDL)
- In Progress Work



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## Finance Committee Update - Loans



### Payroll Protection Program (PPP)

- \$50,000 Loan (to be paid back)
- Terms: 30 Months with Interest Rate of 1.0% per annum
- Repayment Start Date: December 1<sup>st</sup>, 2020
- 24 Monthly Payments of Approximately \$2,150 per month

### Economic Injury Disaster Loan Emergency (EIDL)

- \$10,000 Grant
- \$126,600 Loan (to be paid back)
- Terms: 30 Years with Interest Rate of 2.75% per annum
- Repayment Start Date: June 13<sup>th</sup>, 2021
- 360 Monthly Payments of Approximately \$541 per month

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## Finance Committee Update - In Progress Work

- Current FYE 9/30/2020 Updated Projected Expenses
- Three Year Budget Plan
- Use of Additional Funds
- Future Capital Improvement Fund to be established
- Future Dues Structure
  
- Next Steps:
  - Meeting with Member/Owners Committee, and Board
  - Targeting early July for proposed Budget and Financial Plan



# Member/Owners Committee

**Jen / Kerry / Reni**

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## Member/Owners Committee Update - Jen

- **Thanks** to the Member/Owners committee members
  - Marcie McMahon, Jean Pincus, Kim Santos
  - Erin Brady, Leah Gutstadt, Erin Snowden
- **Goals**
  - Engage Community
  - Supporting Current Owners
  - Growing our Member/Owners for 2021 and beyond
- **Approach** (to be reviewed/approved by project governance)
  - Evergreen Events - recurring through season
  - Non Evergreen Events - one time events
  - Community Engagement - marketing / promotions / field work

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## Member/owners Committee Update - Jen

- **To-date Torview has hosted two food truck nights**
  - Open to the entire Ossining Community
  - Over 70 families visited the property (some new prospects)



- **In Summary**

- Member/owners Committee is building a calendar of events for 2020
  - Both open to community and Torview Owners only
- Focused on growing member ownership and retention
- Establishing a baseline for future years
- Working with project governance for guidance, approval
- Will be partnering with Finance Committee



# Fundraising Committee

Jen

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## Fundraising - Jen

### Ideas in development:

- Cornhole Tournament



- 32 teams in brackets, donated prizes, revenue for Torview, more to come..

- Wine Tasting

- Partnering with local wine/spirits. Torview shares % in sales



- Soccer Clinic in August



- Renting fields, promoting youth sports in community, site fee, revenue for Torview

- Oktoberfest / Pumpkin Patch

- Partnering with local establishment, site fee, revenue for Torview
- Partnering with local brewery, site fee, revenue for Torview



## How you can help

**Reni / Kerry**



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## How you can help - Kerry, Reni



### How can you help?

- Join a committee - we would love your input!
- Let a committee member know you can help with an event
- Join the Board - we need more assistance and replacements
- Come to a food truck night - you don't have to cook!
- Talk to friends and neighbors about how great Torview is!
- Invite others to Torview events this summer!

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## In Closing - Michael

- The Board and the Committees are dedicated to working through the 2020 action plan and all that you have heard about tonight
- It's encouraging to see many new faces interested in helping!
- We believe that by focusing on fixing our pool, doing all that we can to market, utilize and enjoy the space that we have this season, by focusing on ownership retention, along with the volunteers help, that we will put ourselves in a better position to attract new members. We all as owners should recruit new member/owners.
- We look forward to bringing you the next update soon



Q & A



**Thank you!**