

September 25, 2018

MEMORANDUM TO : Robert Hoskins
Vice-President
Canal Run Homeowners Association, Inc.

FROM : Mark Hershfield
Chair, Pool Pump Replacement Task Force

SUBJECT : Report on Pool Pump Replacement

At the July 19, 2018 meeting of the Canal Run Homeowner's Association (HOA), the Board of Directors voted to establish a task force¹ to provide a recommendation on replacing the pool pump to ensure the pool can be optimally operated. The task force was asked to report on its findings at the 2018 Annual Meeting.

BACKGROUND

On June 26, 2018, the County Health Inspector visited the Canal Run pool for a surprise inspection. The inspector noticed the pool pump was not functional and ordered the pool to be shut down. On June 28, 2018, the Board voted unanimously to expend \$2,400 to replace the pool pump motor, gasket and seals, i.e. fix the existing pool pump. The work was performed by Community Pools Service and their contractors. The pool remained shut down until June 30, 2018.

Prior to replacing the pool pump motor, Board members and PMP looked at other options such as putting in a temporary replacement or replacing the pool pump. Such options, however, were not feasible, mainly due to the length of time the pool would need to be closed for.

The pool pump was originally installed by the Developer's contractors in 2009 when the pool was first opened. Since then the pool pump has failed on several different occasions. The Board was notified that the pool pump was very rare and

¹ The Chair of the Task Force is Board President Mark Hershfield. Vladimir Jelic and John Price assisted in the preparation of this report.

was not optimal for the pool. At that point, discussion began concerning figuring out a more permanent solution for the pool pump.

SCOPE

The main purpose of the task force was to gather bids concerning replacing the pool pump. Vladimir Jelic served as the point of contact to gather bids due to his experience and knowledge in the pool industry. Mr. Jelic arranged for two pool supply companies, Mosaic Pool Service LLC and High Sierra Pools to visit the pool and make recommendations concerning replacing the pump and other repairs to optimize the pool.

On August 14, 2018, both companies provided Mr. Jelic with bids concerning replacing the pool pump. After the information was shared with the task force, the general information was forwarded to Community Pools Service for their input. After Community Pool Service provided their input, the proposal was provided to the county inspector to ensure that the pump would meet with their approval.

DISCUSSION

Without a functioning pool pump, the pool cannot be opened. As noted above, the existing pool pump is old, obsolete, and unreliable --- resulting in several days in which the pool has been closed. Of note, lifeguards and taskforce members have noted that the flow rate at the pool has consistently been below county standards resulting in great difficulty keeping the water in the pool clean.

Both the existing pump and the proposed replacement pump have a 7.5 HP motor. The size of a pool pump is dictated by the capacity of the pool. The pool pipes and the main drain are also a factor in determining the size of a pool pump. In order to put in a pump with a larger pool motor, pipes would have to be enlarged as well as putting in a replacement main drain, all at an additional cost.

The replacement pump will include a heat protector to prevent the motor from burning when there is an issue. Also, the replacement pump would have a new impeller, as the current one by be overused since it has been there so long and may be one of the reasons for the reduced flow rate at the pool. Overall, switching from patching an older pump to a replacement pump will lead to improvements in keeping the pool water clean as well as being much more reliable, which reduce ad hoc closures due to pool pump failures such as the community experienced in June.

The proposed estimates for replacing the pool pump are \$6,050 and \$8,725. High Sierra Pools also recommends additional services be provided at an additional cost

of \$2,250. The services include: (1) plug and pressure test of all lines (Skimmer, Vacuum, Main drain and Return) to 15 psi, (2) inspection of skimmer bodies and throats, (3) inspection of light fixture niches and conduits, and (4) inspection of main drains and of hydrostatic valves. The task force has been advised that without such services being provided a new pump might not result in the inspected improvements due to other functional issues at the pool.

RECOMMENDATION

The task force recommends that the next Board purchase the replacement pool pump and perform the recommended ancillary services noted above to ensure that the pump can function properly. Due to the relative cost of the purchase, the Board may use funds from the reserve account to replace the pool pump. The purchase should be made in the Fall, so the pool pump can be replaced in the winter, therefore, resulting in no delays to other preparations for the pool to open on time in 2019.