

West Volusia-Daytona Beach Merger  
Facility and Capital Sub-Committee  
Meeting Notes  
July 10, 2007

The meeting was held at Bruce Teeters' office on Tuesday, July 10<sup>th</sup>, at 6:30 p.m. Those in attendance were Bruce Teeters, George Flack, Jerry Frierson, Dave Howell, Mitch Norton, Jerry Haralson and Ken Barnes.

Ken Barnes opened the meeting with prayer. He then presented an agenda that was developed with George Flack. The two purposes of the meeting were to schedule branch tours and discuss the key issues in order to determine those that require attention prior to the final report and before the Letter of Intent is created. The anticipated date for this report was determined to be August 7<sup>th</sup>.

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Five major areas of focus were identified:

1. Touring all of the proposed facilities prior to our report.
2. Identifying any major repairs that are needed at these facilities.
3. Discussing all future capital projects that have been identified.
4. Developing a matrix with the critical information needed.
5. Discussing possible locations for a combined corporate office.

We discussed potential critical questions that will need to be addressed:

1. Are the facilities generally acceptable to both Associations?
2. How will we determine the use of current facility reserves?
3. What are the critical risk management issues?
4. What capital projects are on the horizon, and do we prioritize them?

We identified the following dates for branch visits:

July 20<sup>th</sup> in the afternoon for West Volusia, including Camp Winona  
The tentative plan is to meet at 12 noon at the Deltona Branch at  
280 Wolf Pack Run, Deltona, FL 32725.

July 27<sup>th</sup> in the morning for the Daytona Beach Branches

The plan is to meet at 9:00 a.m. at Bruce Teeters' office at Consolidated Tomoka, 1530 Cornerstone Blvd., Suite 100, Daytona Beach, FL 32117.

August 6<sup>th</sup> will be a tentative back-up date for a final report prior to the August 7<sup>th</sup> deadline. We should know this Tuesday when the final report is expected.

We agreed that the staff will develop the matrix to include the following, as well as any additional items they identify:

Property size, ownership, leases, pools, history that is available, parking lots, maintenance schedules, landscaping, staff turnover, facility layout and any other available information.

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It was suggested that we contact BFS to determine whether they have a matrix for facility evaluation.

The members agreed that we do not need to do an exhaustive evaluation of all facilities, but do need some assurance that we are not inheriting the other YMCA's facility problems without being aware of those concerns. We reminded ourselves that we are dealing with a friendly merger and that both parties are aware that there are facility issues at all of the facilities.

The meeting adjourned at 8:00 p.m. with excitement for completion of the task.

Notes by Jerry Haralson