

MINUTES
FOXFIRE VILLAGE COUNCIL
SPECIAL MEETING – VILLAGE POOL
May 5, 2026 ~ 5:30 PM ~ Village Hall Meeting Room

Call to Order: Mayor Gregorich called the Special Meeting to order at 5:30 PM.

1. **Members Present:** Mayor Pro Temp Chris Kragel, and Councilmembers Mary Gilroy, Stephen Gunn, and Kevin Robbins
2. **Others Present:** Police Chief Amezquita and several members of the community
3. **Village Pool**

Mayor Gregorich stated that the sole purpose of the meeting was to consider a vote regarding the village pool. Prior to Council discussion, she opened the floor for public comment on the matter, limiting speakers to three minutes each and requesting that they state their name and address for the record.

4. Public Comments

Jane Gaudutis, 4 Pine Tree Terrace, spoke in support of the pool, stating that it was one of the features that attracted her family to Foxfire Village. She expressed concern that additional testing of the area beneath the pool may be warranted before determining the project cannot be salvaged. Ms. Dunes noted that many residents value the pool and requested that the community be given another opportunity to evaluate options before a final decision is made. She thanked council members for their service and encouraged continued consideration of reopening the pool.

Leslie Frusco 7 Hillside Drive asked if public comments will be allowed after Councilmember Robbins presented his information. Mayor Gregorich replied they would not.

Laura Bunch – 1 Birdie Court asked whether a survey had been conducted to gather community input regarding the pool. Mayor Gregorich replied that no survey had been conducted and noted that the Council had never committed to conducting one. Ms. Bunch expressed concern that the Council was proceeding with a vote despite receiving recent public input. Gregorich clarified that the vote was specifically on whether to continue the pool renovation and repair project or discontinue the work.

Leslie Frusco 7 Hillside Drive asked about a May 5th email that appeared to be the most recent document related to a project, pointing out that prior documents included cost and repair estimates, but the May 5th email suggested the project might have to restart from scratch. She asked whether this meant the earlier planning and estimates were no longer valid. Mayor Gregorich replied this information was new and the council has not yet discussed it or discussed it with the County Health Department. It will be addressed later in the meeting.

Dan Leary – 73 North Shamrock commented that costs have risen from \$75,000 to about \$330,000 and could reach \$450,000 or more. Initial assessments that the swimming pool was sound now appear incorrect, and further work could lead to unpredictable additional costs.

Given that less than 10% of the community uses it while everyone pays, and with concerns about ongoing expenses and limited benefits, he believes the project should be stopped and the site reconsidered for other use, such as a community garden.

Jennifer Gunn, 41 Forest Lake Drive commented the council owes it to the community to explore all options, including using contingency funds if needed. If repairs could be as simple as fixing a localized issue, it may be worth it, but if costs approach a million dollars, that's a different decision.

The community deserves to see that all options are fully considered before any final decision is made.

Sally Cunliffe – 1 Ridge Road asked the council to address all unknowns before making a decision because it's unclear how easily things can be fixed. The pool should be finished since it's already underway.

Jacqueline Leary – 73 North Shamrock commented if she had bought a home anywhere and there was a pool in the backyard over 50 years old, she wouldn't spend another dime on it.

Eric Padilla - 18 Foxtail Lane, commented that recently renovated bathrooms raise questions about why the pool project is now reconsidered after a significant investment. He added it does not make sense to invest for years and then consider closing it. It should be repaired and completed for the benefit of the community's young people.

Sue Sedlak – 21 Eagle Drive said she lived here 20 years, and the pool was once much more heavily used. I believe reduced hours and higher costs have limited attendance, despite having many young families who would use it if access were better. There have also been staffing challenges, though community members may be willing to work there. The current perception of low use does not reflect the pool's full history.

Colleen Schlenker – 2 Sunset Lane said the recent memo from the health department raises new questions, including the cost of filling in the pool, which she believes has not been fully presented. She also noted concerns about making a decision without key information, including results from a camera inspection that cost about \$1,200, and said all facts should be known before voting. She added that the pool could be an opportunity for greater community use and partnerships and urged that a decision is not made tonight without fuller information.

There were no more public comments. The council began extensive discussions.

Councilmember Robbins presented concerns about the condition and future of the community pool, arguing that recent findings indicate the project should be classified as a full renovation rather than a simple repair. He cited professional assessments from Elite Pool Care, describing serious structural issues, including widespread cracking, exposed rebar, a removed deck, and undersized steps, all pointing to deterioration beyond routine maintenance.

After independently contacting the health department and reviewing project documentation, Robbins said state officials concluded the scope of work meets renovation criteria and recommended involving a structural engineer due to the extent of the damage. He added that earlier communications with county and health officials appeared to be based on incomplete information, claiming they had no knowledge of the skimmers or deck being replaced. This contributed to confusion over the project's classification. Robbins said this reclassification significantly shifts the decision-making framework, making continued repairs increasingly impractical and raising serious cost and feasibility concerns, and urged the council to reassess the pool in light of its structural condition and financial impact.

He presented three options: continue investing in the current pool, proceed with a full renovation, or remove it altogether. He noted that rebuilding could exceed one million dollars, while removal would be far less costly and would free the space for other recreational uses.

Robbins concluded that, given the long-term financial sustainability concerns, repurposing the area may be the most responsible path forward.

Councilmember Gilroy **moved to go no further with the pool, to remove the pool, and then to move on to other alternative recreational options**, seconded by Councilmember Robbins. Mayor Gregorich called for individual votes as follows:

Councilmember Robbins **yes**

Councilmember Gunn **yes**

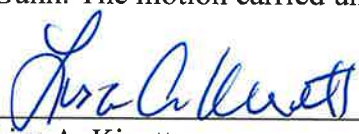
Mayor Gregorich stated, "I am going to vote and agree with that, but only because it has been determined it's a renovation, and we cannot do a renovation on that pool. So, I'm going to have to vote **yes**

Councilmember Kragel **no**

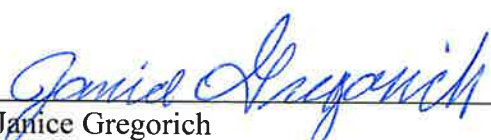
Councilmember Gilroy **yes**

The motion passed by majority vote. Gregorich stated, "That being the vote, the work on the pool will be stopped and we will move on from there".

Councilmember Gilroy **moved to adjourn the special meeting**, seconded by Councilmember Gunn. The motion carried unanimously. The meeting adjourned at 6:19 PM.



Lisa A. Kivett, MMC, NCCMC, CZO
Village Administrator/Clerk



Janice Gregorich
Mayor