

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING April 19, 2018, 3:00pm, Roeder Pavilion

MINUTES

1. CALL TO ORDER/ROLL CALL: Oliver McGonigle called the meeting to order at 3:00pm.

<u>ASSOCIATION</u>	<u>REPRESENTATIVE</u>
#1 Cabrillo	Absent
#2 La Sierra	Oliver McGonigle, Chair
#3 Las Palmas	Judith Mansfield
#4 Las Flores	Scott Nicoll, Alternate
#5 El Camino	Carlos Bonacich
#6 La Playa	Don Smith, Treasurer
#7 La Perla	Alma Ronis, Alternate
#8 El Encanto	Sharon Lapid
#9 El Mirador	Ken Sigelman
#10 La Princesa	Kathryn Grosnoff

ALSO ATTENDING: Jerry McDonald, L&R Management
Missy Smith, L&R Management

2. EXECUTIVE SESSION SUMMARY – N/A (No meeting)
3. OPEN FORUM: The Committee received input from the following homeowners: Randy Reger, regarding coffee cart; Carole Vince, regarding new pool furniture; Mike Brennan, regarding new tennis ball machine.
4. APPROVE MINUTES: A motion was made by Don Smith, seconded by Sharon Lapid and carried to approve the minutes of March 15, 2018 General Session.
5. CHAIRMAN’S REPORT: Oliver reported on how pleased he and Jerry were with the response from the homeowners regarding the Town Hall meeting. There were a lot of good ideas and it was a constructive meeting summed up by a letter from Larry Woolf in which he stated that the Beach Club needs a major remodel, we need a new Health Club, upgrade to the Landscape and Roeder needs work. Mr. Woolf also stated that we need a professional planner to accomplish this.
6. REPORTS:
A. General Manager’s Monthly Report: Information about the “Great Grill Out” this Saturday, April 21, 2018 from 5-7pm. Thursday, April 26, 2018 is a celebration for the re-opening of the El Camino Pool.

Completed projects

- Install 3 Additional ADA Compliant Concrete Walkway Ramps from Common Area Parking to Walkways at Tennis Courts 5/6, El Encanto and El Mirador with Payment to be split between L&R and Enforcement 50/50.
- El Camino Pool: Re-plaster, New Tile, New Coping Stone, Restore Pool Deck Completed Under Budget and a Grand Re-Opening Scheduled for April 26, 2018 at 5:00pm
- General Town Hall Meeting

Projects in progress

- Paint Exterior of Roeder Pavilion, Beach Club, Cabrillo Pool House, El Camino Pool House, Pool Walls, Boardwalk Perimeter Wall, Wood Replacement, 7 Week Project
- Analyze Potential for Coffee Cart at Beach Club Pool Deck
- Annual Audit of Financial Statements
- Review Reserve Study
- Improving L&R Computer Network
- Hire Additional Part-Time Staff for the Beach Club for Summer

Projects planned

- Replace Pool and Deck Furniture at the Beach Club
- Develop a Digital Library for the L&R office
- Develop Standards of Service for the L&R Staff
- Request for Proposals for the Lagoon Maintenance Project

B. Financials: Jerry gave the following report on the Financial Statements through March 31, 2018.

INCOME:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 375.00	\$ 562.99	\$ 187.99
Assessments	\$525,192.42	\$525,192.42	\$ 0.00
Recreation	\$ 34,199.94	\$ 33,526.00	\$ (673.94)
<u>Beach Club</u>	<u>\$ 46,400.00</u>	<u>\$ 58,114.47</u>	<u>\$ 11,714.47</u>
TOTAL:	\$606,167.36	\$617,395.88	\$ 11,228.52
CGS:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 19,595.00</u>	<u>\$ 23,633.39</u>	<u>\$ 4,038.39</u>
GROSS PROFIT:	\$586,572.36	\$593,762.49	\$ 7,190.13

EXPENSES:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 119,584.89	\$ 130,491.90	\$ 10,907.01
Landscaping	\$ 72,621.51	\$ 63,358.17	\$ (9,263.34)
Maintenance	\$125,050.62	\$129,234.87	\$ 4,184.25
Recreation-BC	\$ 38,829.09	\$ 42,588.42	\$ 3,759.33
Recreation-HC, RP, etc.	\$ 27,722.19	\$ 22,574.41	\$ (5,147.78)
Recreation-Utilities	\$ 76,850.00	\$ 74,232.76	\$ (2,617.24)
<u>Security</u>	<u>\$ 95,975.01</u>	<u>\$ 85,039.37</u>	<u>\$(10,935.64)</u>
TOTAL:	\$556,633.31	\$547,519.90	\$ (9,113.41)
NET INCOME:	\$ 29,939.05	\$ 46,242.59	\$ 16,303.54

7. **ADVISORY GROUP DISCUSSIONS:** Jerry gave the following reports.

Beach Club Advisory Group – The group reviewed the activities from March and reminded everyone about the Grill Out by the Pool on April 21, 2018 and the Health & Wellness Seminar on April 28, 2018. A discussion started about lowering drink prices and in order to do that an adhoc committee to be formed to do further research. Bingo continues to be a success.

Landscape Advisory Group – The group did their walk-around on Wednesday, April 18, 2018. Jerry reported on the importance of landscape, #1 amenity at the Shores, Lagoon project – landscape to begin in April 2019. A discussion was made about a 5 year plan, stay within budget and get what is needed. The walk-around will be 45 minutes and the meeting 45 minutes starting May 16, 2018 and meeting at the lagoon, central to all. Plants by the Roeder are not looking good right now.

Facilities Advisory Group – The group met on Wednesday, April 18, 2018. Jerry reviewed the Pro Tech Painting Project including wood work, the purchase of a new tennis ball machine of commercial grade, new commercial grade pool furniture to be replaced starting with the Beach Club pool, Coffee Cart start up, repair work to the glass panels at the pools.

Recreation Advisory Group – The group met on Thursday, April 19, 2018. Jerry reported on the Grill Out BBQ at the Beach Club. It was suggested to get a copy of Ed Sack's book about the history of the Shore to get some ideas about what was successful in the past and if it would work again in the future.

It was also discussed that all advisory groups have direct access to GM.

8. **UNFINISHED BUSINESS**

A. Lagoon Maintenance Project Update - Landscape Architect David Reed is working on the bid form and specifications to solicit bids from qualified contractors.

9. NEW BUSINESS

A. New Pool Furniture for Beach Club. 1 bid from Patio Guys as a starting basis for furniture. Carole Vince offered to get the furniture at a 50% discount and possible additional 10%. Need 3-4 bids before purchase. A motion was made by Sharon Lapid, seconded by Scott Nicoll and carried to approve New Pool Furniture, Sling Style, for Beach Club Pool NTE \$60,000. (Vote - 9/0)

B. Purchase new tennis ball machine by Sports Machines America. A motion was made by Kathryn Grosnoff, seconded by Sharon Lapid and carried to approve purchase of tennis ball machine and enclosure for it NTE \$4,500. (Vote – 9/0)

C. Proposal to repair glass panels at pools. A motion was made by Alma Ronis, seconded by Judith Mansfield and carried to approve Custom Glass Specialties, Inc. to repair the glass panels at the pools where needed - \$4,910. (Vote – 9/0)

D. Proposal for Coffee Cart at Beach Club pool. A motion was made by Sharon Lapid, seconded by Alma Ronis and carried to approve Alex Malo running a coffee cart at the Beach Club, \$2,700 for utility work. (Vote – 7/1, #3 abstained)

10. NEXT MEETING DATE: **May 17, 2018 at 3:00pm.**

11. ADJOURNMENT: 4:25pm

Submitted By: _____

Approved On: _____