

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

**GENERAL SESSION MEETING
January 17, 2019, 2:30pm, Roeder Pavilion**

MINUTES

1. CALL TO ORDER/ROLL CALL: Oliver McGonigle called the meeting to order at 2:30pm.

<u>ASSOCIATION</u>	<u>REPRESENTATIVE</u>
#1 Cabrillo	Jan Yanda
#2 La Sierra	Oliver McGonigle, Outgoing Chair
#3 Las Palmas	Bill De La Pena
#4 Las Flores	Scott Nicoll
#5 El Camino	Joe Carney, Alternate
#6 La Playa	Don Smith
#7 La Perla	Beth Mulcahy-Elardo, Incoming Chair
#8 El Encanto	Jan Zobrist
#9 El Mirador	Ken Sigelman
#10 La Princesa	Kathryn Grosnoff

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

2. OPEN FORUM: 1) Sharon Lapid #8 – ID access cards, 2) Trisha Trowbridge #5 – Roeder sound system and the Hotel Del Expansion Project Town Hall Meeting (2/7 at the Beach Club 5:30pm).
3. APPROVE MINUTES: A Motion was made by Beth Mulcahy-Elardo, seconded by Scott Nicoll and carried to approve the minutes of December 6, 2018 General Session (Vote 8/0, #6 abstained, #8 abstained) Motion Passed.
4. ELECTION OF L&R OFFICERS FOR 2019: Kathryn Grosnoff as chair of the nominating committee, including Jan Zobrist and Carlos Bonacich, nominate Don Smith as Treasurer, Beth Mulcahy-Elardo as Chair and Jan Zobrist as Chair Pro Tem for the L&R Committee Officers. A Motion made by Bill de la Pena and seconded by Jan Yanda to accept Beth Mulcahy-Elardo as Chair and Don Smith as Treasurer and to defer Jan Zobrist as Chair Pro Tem until we can verify legality. (Vote 10/0) Motion Passed
- A. Outgoing Chair Remarks: Oliver made a brief statement and wanted to mention about the direction that we are heading in. Our history has been of a caretaking committee and caretaking general managers. We have made good progress over the past year. We increased the budget and should continue to stay in that direction to make this place look beautiful and remind everyone of how much economies of scale we have here to have this place really nice. Similarly, with the general manager, Jerry McDonald we have a real blessing, who is a forward thinker rather than a caretaker and he's concerned about the vision that we need to be here and he is looking forward and has big plans, we support him and we're blessed to have him. Someone like that is best managed through the budget and not by bogging him down in bureaucracy and knit picking him. He's trying to recover the schedule on the lagoon and trying to advance landscaping and the majority of the landscape advisory group supports that but there are those who get bogged down on procedure and when you're spending more time on procedures than doing things you're not moving forward. It's been a pleasure serving you all and I'm going to be very active in the role as La Sierra's representative.

B. Incoming Chair Remarks: Beth made her introductions and bio and stated that she is looking forward to working really hard this year to help our community become better. Beth thanked Oliver for an excellent job last year. Beth stated that she is looking forward to working with the committee, home owners, general manager and L&R employees. She is available to answer questions and hear ideas and something that is really important to Beth in guiding L&R is to have transparency to the owners and they should have access to all records and transparency will be one of the most important priorities. Another important thing to me is that all owners and L&R members be treated with respect and dignity. I am committed to having efficient meetings, letting everyone be heard and if we can give an answer quickly we will do that during the open forum at the beginning of the meeting. We also changed the configuration of the room, as part of our transparency, and to let you know that we answer to you and that we are doing the best job that we can to run this association well. I do think there are some areas that we need to improve on and I will be working on those over the next 12 months and there are a lot of things we are doing very well. Some goals for 2019, we need to get the lagoon project finished up before summer, we need to get L&R's office put back together and make sure it looks like a professional business office. Big picture goals for L&R, many of our amenities are in desperate need of upgrading so one of the first things I would like to do as the L&R Chair, at the next month's meeting, is to appoint an advisory group to come up with a 5-year plan so that we can start thinking about improvements that are needed in our community and come up with an efficient and effective way to do that. The Community Alliance Group is hosting a presentation about the Del Master Plan and the implementation will be starting on the Avenida del Sol improvements in September 2019 and everyone is encouraged to attend that meeting and over the next 6 months we really need to mobilize and determine what we need to do as a community to protect ourselves. Issues that come to mind are drainage and traffic. The landscaping and the perimeter walls adjacent to Avenida del Sol will be disturbed and we want to make sure those are replaced in a manner that is pleasant and sufficient to our community and to negotiate payment for that. After that presentation in February, I would like to have an interest group look into what are some things we can do to mitigate the impact of that on our community and we will need to have a plan in place so that when the traffic is impacted that we are mobilizing and notifying the owners of what's happening. Last but not least, technical things, fiscal responsibility is important to me. I'm very adept at adhering to budgets, not overspending and making good business decisions for communities and as the leader for this group I can assure you that I will keep my finger on that. Lastly, following governing documents and the law and I will be watching for that throughout the year as well so I look forward to working with everyone.

5. REPORTS:

- A. General Manager – Jerry McDonald gave updates on the Lagoon Project, L&R office remediation and tennis court lights.
- B. Financials: Jerry gave the following report on the Financial Statements through November 30, 2018. There was a discussion on change orders and Beth suggested that going is forward, if there is a large change order, the L&R committee will need to be informed before action taken and when preparing a purchase order include tax and shipping in total. A Motion was made by Joe Carney and seconded by Oliver McGonigle to accept the financials with a comment by Bill de la Pena that questions were not answered about some of the financial numbers. (Vote 8/2, #1 & #3 no's) Motion Accepted

INCOME:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 1,375.00	\$ 1,332.99	\$ (42.01)
Assessments	\$ 1,925,705.54	\$ 1,925,737.30	\$ 31.76
Recreation	\$ 175,666.35	\$ 151,297.67	\$ (24,368.68)
<u>Beach Club</u>	<u>\$ 209,800.00</u>	<u>\$ 267,072.55</u>	<u>\$ 57,272.55</u>
TOTAL:	\$ 2,312,546.89	\$ 2,345,440.51	\$ 32,893.62
CGS:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 87,387.50</u>	<u>\$ 111,421.99</u>	<u>\$ 24,034.49</u>
GROSS PROFIT:	\$ 2,225,159.39	\$ 2,234,018.52	\$ 8,859.13
EXPENSES:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 459,032.59	\$ 480,291.05	\$ 21,258.46
Landscaping	\$ 266,278.87	\$ 240,610.03	\$ (25,668.84)
Maintenance	\$ 479,101.51	\$ 486,633.09	\$ 7,531.58
Recreation-BC	\$ 146,371.94	\$ 197,996.50	\$ 51,624.56
Recreation-HC, RP, etc.	\$ 104,705.89	\$ 88,134.62	\$ (16,571.27)
Recreation-Utilities	\$ 325,450.00	\$ 317,626.42	\$ (7,823.58)
<u>Security</u>	<u>\$ 391,908.37</u>	<u>\$ 389,593.77</u>	<u>\$ (2,314.60)</u>
TOTAL:	\$ 2,172,849.17	\$ 2,200,885.48	\$ 28,036.31
NET INCOME:	\$ 52,310.22	\$ 33,133.04	\$ (19,177.18)

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

Beach Club Advisory Group – The group met on Tuesday, January 15th at 10:00am. Jerry went over the financials through November 30, 2018. The weekly events were reviewed. BINGO finances were discussed (handout). The Tree Trimming party was a great time for all who attended. The New Year's Eve Party was also a great event at the Beach Club. How can we attract more people to these great events as there are many planned events coming in January and February? The advisory group would like the corkage fee increased. The next advisory group meeting will be Tuesday, February 19th at 10:00am in the Beach Club.

Landscape Advisory Group – The group met on Wednesday, January 16th at 9:00am. Because of the weather, there wasn't a walk around. David Reed Landscape Architect gave a power point presentation on the landscape portion of the Lagoon project with a handout of the presentation and a handout of the plant palette. The landscape advisory group will recommend to the L&R Committee to approve the landscape design presented by David Reed Landscape Architect contingent upon clarifying the color of the concrete for the bottom of the lagoon and the size of the incoming trees to be planted. The vehicle and pedestrian bridges design were discussed including guardrails and 4 new benches will be purchased and placed around the lagoon. The next advisory group meeting will be Wednesday, February 20th at 8:30am/9:15am in the Beach Club.

Recreation Advisory Group – The group met on Wednesday, January 16th at 2:00pm. Jerry began the meeting with an update on the new Health Club elliptical and recumbent bike being delivered next week on the 23rd of January. The new LED lights for courts 4 and 5 have been ordered and are due to be installed by Ferandell Tennis Courts in February. The Roeder Pavilion continues to offer yoga, senior fitness, bridge, community meetings and event rentals. The next advisory group meeting will be Wednesday, February 20th at 2:00pm in the Beach Club.

Facilities Advisory Group – The group met on Wednesday, January 16th at 2:30pm. Jerry began the meeting with an update on the flood damage sustained by the L&R Office. The staff is now in a trailer across from tennis courts 1-6 and will be in that location for 3-6 months or until the

remediation is completed. A long-term plan was discussed about a new permanent location for the L&R office that would be ADA compliant. Lagoon project update: 2 of the 3 waterfalls are in place, the boulders are being positioned and plumbing work completed. The landscape demolition has been completed and a green roof design for the equipment box was suggested. The next advisory meeting is Wednesday, February 20th at 2:30pm in the Beach Club.

7. UNFINISHED BUSINESS

A. Lagoon Maintenance Project, Update – Jerry gave an update on the Lagoon Maintenance Project. The project is behind schedule due to three rain delays, there has been some equipment failure and during demolition they came across an additional liner that had to be removed. The plumbing is completed for all 3 waterfalls and they are being shaped and will be finished within 2 weeks. The liner is being placed, then chicken wire goes on top and then 2-3 inches of concrete will be sprayed on the chicken wire. That process should be completed by the end of March. The landscape demolition, we found that half the landscape needed to be removed. The landscape request for proposal (RFP) we will get that resolved this week and get them sent out next week to 3 companies and give them 3 weeks to respond and go to vote at the next L&R meeting in February. Once the contractor is selected we will give them 30 days to get materials and 30 more days to place materials and irrigation and the landscaping should be completed around the end of April. The one thing we did not consider were the change orders for the 3 foot bridges. We found termite damage and dry rot. The vehicle bridge posts and railings need to be replaced to match the foot bridges and enforcement would pay for the vehicle bridge work. The goal is to complete this project by May 31st before the summer crowds arrive. Jerry also gave an update on the L&R Office work caused by the flood. An insurance claim has been filed and work started. The L&R office has been set up in a trailer across from tennis courts 1-6 and should be in that location for 3-6 months. Jerry gave an update on the tennis court lights – they have been ordered and will be installed after they arrive.

B. Ad Hoc Pool Security Committee Report – Jan Zobrist stated that this committee was formed, due to the issues over the past summer with the security monitors at the pools, to come up with ideas and suggestions for improvement and correction. A Motion was made by Jan Yanda and seconded by Ken Sigelman to accept the Ad Hoc committee report and thank them. (Vote 10/0) Motion Accepted. Take the report back to their respective boards and discuss the recommendations and get feedback then report back to Beth by the February L&R meeting.

8. NEW BUSINESS

A. Approve Proposal for 2019 Reserve Study – A Motion was made by Don Smith and seconded by Joe Carney to accept the Level I proposal – Full Study with site inspection and quantification of components (\$2150) by McCaffery Reserve Consulting. (Vote 10/0) Motion Passed

B. L&R Committee Meeting Schedule for 2019, Information Only – Handout

C. Lagoon Project – A Motion was made by Jan Zobrist and seconded by Kathryn Grosnoff to purchase a 36-inch box New Zealand Christmas tree to be planted on the northeast side of La Perla. (Vote 10/0) Motion Passed

9. NEXT MEETING DATE: February 21, 2019 at 2:30pm in the Roeder Pavilion.

10. ADJOURNMENT: **4:16 pm** - Motion to adjourn by Jan Zobrist and seconded by Kathryn Grosnoff

Submitted By: _____

Approved On: _____