

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

**GENERAL SESSION MEETING
April 18, 2019, 2:30pm, Roeder Pavilion**

MINUTES

1. CALL TO ORDER/ROLL CALL: Beth Mulcahy-Elardo called the meeting to order at 2:32pm.

<u>ASSOCIATION</u>	<u>REPRESENTATIVE</u>
#1 Cabrillo	Jan Yanda
#2 La Sierra	Oliver McGonigle
#3 Las Palmas	Mike Brennan, Alternate
#4 Las Flores	Scott Nicoll (3:15)
#5 El Camino	Joe Carney, Alternate
#6 La Playa	Don Smith
#7 La Perla	Beth Mulcahy-Elardo, Chair
#8 El Encanto	Jan Zobrist
#9 El Mirador	Ken Sigelman
#10 La Princesa	Kathryn Grosnoff

ALSO ATTENDING:

L&R General Manager	Jerry McDonald
L&R Staff	Missy Smith

2. OPEN FORUM: 1) Ken Perry #5/9 – L&R reserve study and support for multi-year plan (handout).
2) Kathleen Graham #2 – MTS turnaround on Avenida de las Arenas.
3. APPROVE MINUTES: A Motion was made by Oliver McGonigle, seconded by Don Smith and carried to approve the general session minutes of March 21, 2019 with the following correction, change the next meeting dates to April 16/17, under #5, Advisory Groups. (Vote 9/0, #4 absent) Motion Passed.
4. REPORTS:
- A. President's Report – Beth stated that she appreciates all the volunteers serving the community and wanted to reiterate that one of our core values here is transparency and if you have questions please feel free to contact her or Jerry and they will do their very best to get back to you. Beth recognizes that the L&R owners serve all of you and they are doing their best. L&R representatives are all volunteers. Any feedback is appreciated. L&R does consider everything that is said to them and they try to make the best decisions for the community. One important thing is that we all need to work together. We are all in it together and we want this community to be well run and although we may not all agree what the path is to get it to be successful, we all just need to be respectful of each other and take the time to listen and explain. Let's do that going forward.
- B. General Manager Report – Jerry McDonald reported that the Beach Club pool will be re-opened Friday, April 19th at 2:00pm. It passed inspection today after making some adjustments to a handrail and tomorrow we will put the furniture back out. The good news is that this project was finished (4) four weeks early and under budget. These pools need to be refurbished every (10) ten years. The new pool furniture is due to be delivered the first (2) two weeks of May for the Cabrillo and Roeder pools. That furniture is commercial grade and should last at least (10) ten years or more. The slings need to be changed out every (5) five years depending on usage. The shipment includes (17) seventeen tilt umbrellas that we will be replacing those at the tables. The standup umbrellas will go by the pools in the bases. The L&R office project is a little behind schedule and the goal is to have that done by May 31st. We are pushing the contractor hard to get that done before June 15th when all contractor work ceases. The first of the month is when the most ID cards are issued

and the trailer cannot accommodate a lot of people so we need to be back in the office well before the first of July. Lastly, parking and vehicle access procedures (handout), new program called My Green Condo was contracted to provide that service as well as website, communications, work order system and the parking pass system, so please take this back to your building and share this information with your board of directors, your manager. Next Thursday is the monthly manager's meeting and we will be passing this information out and giving training to all the building managers and their lead door people. When security gets the parking pass information at the gate, it comes from the door people so everyone needs to be trained for this to be successful and it is very important that the managers help train all their door people. A question was asked if anything has changed with the parking pass issuance and the answer was no, it's just a better, more efficient system to work with. The My Green Condo system is new.

C. Financials: Jerry reported on the Financial Statements through March 31, 2019 and answered questions:

INCOME:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 375.00	\$ 790.90	\$ 415.90
Assessments	\$ 589,629.99	\$ 589,629.99	\$ 0.00
Recreation	\$ 34,390.00	\$ 32,478.00	\$ (1,912.00)
<u>Beach Club</u>	<u>\$ 54,913.99</u>	<u>\$ 48,690.90</u>	<u>\$ (6,223.09)</u>
TOTAL:	\$ 679,308.98	\$ 671,589.79	\$ (7,719.19)

CGS:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 20,719.92</u>	<u>\$ 20,448.29</u>	<u>\$ (271.63)</u>
GROSS PROFIT:	\$ 658,589.06	\$ 651,141.50	\$ (7,447.56)

EXPENSES:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 131,071.31	\$ 122,693.54	\$ (8,377.77)
Landscaping	\$ 76,712.49	\$ 61,069.59	\$ (15,642.90)
Maintenance	\$ 125,264.34	\$ 124,955.16	\$ (309.18)
Recreation-BC	\$ 41,679.93	\$ 40,726.83	\$ (953.10)
Recreation-HC, RP, etc.	\$ 28,667.34	\$ 25,588.88	\$ (3,078.46)
Recreation-Utilities	\$ 94,722.00	\$ 80,446.25	\$ (14,275.75)
<u>Security</u>	<u>\$ 118,100.04</u>	<u>\$ 105,595.96</u>	<u>\$ (12,504.08)</u>
TOTAL:	\$ 616,217.45	\$ 561,076.21	\$ (55,141.24)

NET INCOME: \$ 42,371.61 \$ 90,065.29 \$ 47,693.68

Discussion: When are the training dates for the parking pass training? Training dates will be announced on Thursday, 4/25/19 at the manager's breakfast and will be held over the following 2 weeks. How was the Master's turnout at the Beach Club on Saturday? Sunday didn't happen, due to weather and the televised program timing. Saturday, we did ok. It wasn't as good as the final four day but we did ok. We are trying to appeal to different groups for events at the Beach Club, the football, the soccer, baseball, golf, tennis, hockey, lacrosse, etc. We are going to try to show programs throughout the year to encourage people to come into the Beach Club. We want to have something for everyone. The food for Sunday was put out for people to eat and there were to-go boxes. Another question asked was what will happen to the money left over from the lagoon project if there is any. Jerry stated that there is a formula used to calculate the amount each building will receive. Anything left over will come back to L&R, we report, vote and then we execute. Send the money back to the buildings.

5. SUB-COMMITTEE/ADVISORY GROUP REPORTS/DISCUSSIONS: Jerry handed out sub-committee minutes and advisory group notes for all meetings held this week and Jan Zobrist gave a verbal update from the Community Alliance meeting.

Beach Club Sub-Committee – The group met on Tuesday, April 16th at 10:00am. The financials were not discussed but Mick did report on activities held at the Beach Club. The weekly events were reviewed. A handout on BINGO finances was passed out. The next advisory group meeting will be Tuesday, May 14th at 10:00am in the Beach Club.

Landscape Advisory Group – The group met Wednesday, April 17th at 9:15am after their 8:30am walk around. Nothing to report from the walk. The next advisory group meeting will be Wednesday, May 15th at 8:30am/9:15am in the Beach Club.

Recreation Advisory Group – The group met on Wednesday, April 17th at 1:30pm. The next advisory group meeting will be Wednesday, May 15th at 1:30pm in the Beach Club.

Facilities Advisory Group – The group met on Wednesday, April 17th at 2:30pm. The next advisory group meeting will be Wednesday, May 15th at 2:30pm in the Beach Club.

Community Alliance Group – The group met on Wednesday, April 17th at 12:00pm. Jan Zobrist gave an update on the Hotel Del project and stated that their main concern right now is communicating with the Del. Community Alliance sponsored the first townhall meeting on the Del project. Felicia Bell made most of the communication with the Del and with the City and we decided that it is more important to be a combined effort rather than different committees going to these different people. The group recognized Jerry, Oliver and Beth communicating with the Hotel Del but our committee was concerned about communication with the City and about our concerns for seeing plans that tell us exactly what's going to happen at the intersection between the Strand and Del Sol because that will affect us. Also, about the City's plans for Del Sol and the boardwalk due to the difference between wheeled vehicles between the Del boardwalk and our boardwalk. Jan appreciated the comments by Kathleen Graham because one of the main focus of Community Alliance is the MTS bus turnaround. Also, if you noticed along the Strand, all the cars parked up and down. These cars belong to the construction workers and employees of the Hotel Del and you can imagine what that's going to be like when the Hotel Del construction work starts on the south end. Our concern is, it's going to create a lot of extra traffic at the kiosk from our north end homeowners to come in through the main entrance. A lot of our homeowners park out on the street (Strand Way) and a lot of extra parking during summer and there's just a lot of concern there with our committee and so we would like for possibly Beth, Jerry and Felicia to represent the Shores and go to the City and satisfy some of these concerns. Beth thought that was an excellent idea and we need to be prepared when the construction starts on Avenida del Sol and a great way to be prepared is to know exactly what they are planning and make sure that we can communicate that to our homeowners so that everybody is aware of what's happening and how long it's going to last, etc. Beth said she would be happy to go to the City with Jerry and find out the information and report back to L&R and then the community. Felicia noted that the City of Coronado meets with the Hotel Del every week to (2) weeks and Felicia spoke with Blair King that morning and they are looking for their next meeting with the Shores within the next (2) two weeks. The next Community Alliance Group meeting will be Wednesday, May 15th at 12:00pm in the Beach Club.

6. UNFINISHED BUSINESS

A. Lagoon Maintenance Project, Update – Jerry gave an update on the Lagoon Maintenance Project. We have had (12) twelve rain delays and we are slightly behind schedule, however, Vito Palermo, Bear Valley Water Features, said he'd be done with his portion of the project by May 15th. The landscaping, all the old plants and (1) one tree have been removed. We planted (25) twenty-five new trees, put in the irrigation system and amended the soil, so all that is done already. The wiring for the landscape lights is in. In (2) two weeks we are going to start planting all the new plants and flowers and putting in the landscape lights. That will take (2) two weeks so basically in (4) four weeks all the landscaping will be done. There are (3) three pedestrian bridges. In (2) two weeks the (2) two wooden foot bridges will be finished and the equipment room will be done. Then they will work on the stone bridge which needs posts and railings with the same wood. The wood will need to be sealed on all the bridges and the bridges will need to be closed for a couple days to be sealed. So, in (4) four weeks, without any delays, all work will be done and then we can do touchups. In (6) six weeks we will start filling the lagoon with water. And on Thursday, May 30th, 3-6pm we will have the Grand Re-Opening Celebration of the Lagoon.

1. There is a change order for Bear Valley Water Features. A Motion was made by Kathryn Grosnoff and seconded by Scott Nicoll to approve the change order in the amount of \$6,901.53 by Bear Valley Water Features to furnish and install new pump impeller, balance ring and shaft seal on new 25 HP, 1150 RPM 200V 3 phase motor for existing Berkley pump assembly. (Vote 10/0) Motion Passed.

B. Five Year Facilities Plan – Beth reported that at last month’s meeting we introduced the concept of creating a 5-year facilities plan for our community, which is almost (50) fifty years old and we need to plan for the future and so at last month’s meeting Beth asked for (3) three people, to help to come up with a goal for this particular committee and they also heard feedback from resident’s who were present at the meeting in terms of some concerns they had about it and we listened. There was a short planning meeting last week with Beth, Jerry, Oliver, Felicia Bell and Kevin McAuliffe. They came up with the goal for the facilities plan to identify anticipated and necessary renovation projects in the Shores and develop a plan to meet the needs of the Coronado Shores community for the next (50) fifty years. In the meeting they identified one of the main components of our facilities plan that we need to be focusing on. The pools are one and the lagoon and we are on target for those with the recent changes, the entry kiosk, the Beach Club, L&R offices, the Health Club, Roeder Pavilion and we need to have an evaluation of the landscaping because there is going to be renovations with the changes from the Del, our back entrance and the new landscaping in the lagoon. The next step for our 5-year facilities plan is to expand our plan committee to include the (10) ten building representatives. At our next meeting, we don’t have a date yet, that will be the topic of discussion. Once we determine how we are going to select the individuals who are going to be representing each building, then we will report back to you at next month’s meeting and every meeting thereafter we’ll have a report on this for you so you are aware of what we are doing. Once the committee is appointed, the representative of each building will do our meetings as open meetings so anybody who has an interest can come and contribute and help us make good decisions going forward for what we may want to change in the future. Jerry and Oliver were helpful in meeting with the Hotel Del to discuss what the Del’s possible financial contributions would be to our community. The Del is making significant changes to Avenida del Sol. The changes will affect the perimeter wall and landscaping so we are trying to pin them down on what they are willing to contribute to us. The Del is in the planning stages of doing their plans for what the landscaping will be in this area. They have their own landscape architect to come up with plans and we are going to have David Reed take a look at what the Del is proposing and give us some advice as to whether that’s going to jive with what we have here in our community now and if there is anything that we should be suggesting to him so that our area looks really nice when the Del makes those changes. Just wanted to let you know that we will be consulting with David Reed Landscape Architect for that purpose going forward and to make you aware of that.

Discussion: One of the building boards was concerned about whether there is any place in the governing documents that allows a sub-committee to obligate funds? And a question came up as to whether David Reed was hired for consulting yet? What David has done with so far has been gratuitously done. There hasn’t been a contract signed for anything yet. He is the consultant for the lagoon project and he volunteered to attend the Del meeting with Jerry and Oliver. It is prudent that we get some advice from someone we trust on this project. We are all volunteers and Beth suggested that we need advice from experts that can help us make good decisions regarding our community and we should utilize David Reed to help us evaluate the plans that the Del is proposing for our property and that we get good advise to make sure that the trees, landscaping and that the wall is structurally sound and if we need to put a dollar amount on it we can do that. We do want to get moving on that because the Del is moving on it and they are not waiting for us. If they want us to look at some plans we don’t want to get caught up in red tape. We acknowledged last month that we were consulting with Ann McCaull Planning and Consulting, she helped us put together our outline to the facilities 5-year plan. It was suggested that we rubber stamp this as L&R so that we don’t have any boards that are concerned about being able to spend. If we have the support of the L&R Committee today, we make a motion to retain David Reed Landscape Architect to help us evaluate the proposed plans that the Del has for our property and to give us some good advice in terms of what they are proposing, whether it’s going to be beneficial to us up to \$5,000. A Motion was made by Scott Nicoll and seconded by Jan Zobrist to approve that L&R consult with David Reed Landscape Architect to help us evaluate the plans with the Hotel Del and approve that the sub-committee consult with Ann McCaull Planning and Consulting to assist us through this process. The Motion was amended to include approval up to \$5,000 for Ann McCaull and approval up to \$5,000 for David Reed. (Vote 8/2, #1 & #8 no’s) Motion Passed

It was suggested by the Cabrillo board that we do a needs assessment before spending money to determine if people want the new building office for L&R. Beth said the first thing we need to do is get the (10) ten buildings represented on this issue. One of the first things they’re going to have to do is come up with an action plan and getting input from the community about what people want and don’t want, that will be helpful to us.

C. MTS Turnaround on Avenida de las Arenas – Since February we have received feedback from 30 units, now the Community Alliance Group and a homeowner today. We do not have a large legal budget so Beth suggested that we carefully craft a letter to MTS asking them to please stop doing the turnaround. A Motion was made by Oliver McGonigle and seconded by Joe Carney, in response to homeowners asking us to address this issue, to send a letter from Jerry McDonald to MTS asking them to stop using private property to turn around the busses.

Discussion: This is the free bus that is used in the summer. It has high volume in the summer. Homeowners in various buildings make complaints about the bus turnaround. There are a lot of Shores' residents that use the bus and if it is moved then there will be complaints about that too. When you have a large vehicle coming onto our property (51) fifty-one times a day during the summer, there are some liability and noise issues and we need to respond to our homeowners other than we're not going to do anything. We need to address it somehow. The question came up, is this a summer only issue or is it all year? During the summer it is (51) fifty-one times a day and during the rest of the year it is something like (12) twelve times a day. There was a settlement approximately (3) three years ago with MTS. What did we agree to at that time? The only thing they agreed to was the stop the bus makes, that caused a lot of exhaust, and stopping the bus from making a stop. Let's table this for next month, come back to it and maybe we can report back as to what exactly happened, what the final determination was, and maybe we can reach out to MTS to see what their position is on this situation and report back. It was suggested that if we are going to bring this back next month, it would be nice to see a draft of the potential letter (from Jerry) that may be sent. We would like to know what Jerry is authorized to say other than just we are opposed to the turnaround. We would like the reason we are opposed to the turnaround with a little more detail. Realistically, the summer bus schedule is already out so this wouldn't apply to this summer. We will continue to research it and talk about it at next month's meeting.

7. NEW BUSINESS

A. Pool Monitor/Security for Easter and Memorial Day Weekend, Info – In preparation for the summer, Jerry went over the procedures for the pool monitors proposed for Easter weekend and Memorial weekend. The regular summer schedule for pool monitors will be June 15th through September 2nd. A Motion was made by Joe Carney and seconded by Don Smith to approve the cost for pool monitors on Easter weekend in the amount of \$2,153.60 and Memorial Day weekend in the amount of \$3,876.48 for a total of \$6,030.08 with this money taken out of the contingency fund for security. (Vote 10/0) Motion Passed

B. Accept FY 2018 Draft Audited Financial Statements, Action – This was done by Sonnenberg & Company, CPAs. We have used them before. We had an audit done of all the financials for our association through December 31, 2018. The auditor issued a report to us including the year-end financials for December 31, 2018. There were notes, which are common on an audit that's done by a CPA, and each of the notes, there was nothing that was found that was improper. There were no special footnotes mentioning things. Note #6 addresses an issue with interfund receivables. The last page is a requirement that you have to have under civil code in California, there has to be a physical inspection done of the property every (3) three years and a reserve study has to be completed annually and updated as necessary. We have complied with that and we just got the new updated reserve study and we will be looking at it in the next month and report back at the next meeting. So, everything seems to be in order and we need to accept this. A Motion was made by Oliver McGonigle and seconded by Jan Zobrist to accept the auditors report for audited financial statements for year ending December 31, 2018. (Vote 10/0) Motion Passed

Discussion: It was requested that the financials of December 31, 2018 be presented since we have not seen them yet, like we get every month, the year-to-date budget as of 12/31/18.

8. NEXT MEETING DATE: **May 16, 2019 at 2:30pm** in the Roeder Pavilion.

9. ADJOURNMENT: **4:10 pm** - Motion to adjourn by Jan Zobrist and seconded by Don Smith.

Submitted By: Beth Mulcahy Elardo

Approved On: May 16, 2019