

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

August 20, 2020, 2:30pm, Zoom Conference Video Call

MINUTES

1. **CALL TO ORDER/ROLL CALL:** Jan Zobrist called the meeting to order at 2:31pm.

<u>ASSOCIATION</u>	<u>REPRESENTATIVE</u>
#1 Cabrillo	Jan Yanda
#2 La Sierra	Oliver McGonigle
#3 Las Palmas	Robert Clinton
#4 Las Flores	Karen Perry
#5 El Camino	Carlos Bonacich
#6 La Playa	Don Smith
#7 La Perla	Beth Mulcahy-Elardo
#8 El Encanto	Jan Zobrist, Chair
#9 El Mirador	Ken Sigelman
#10 La Princesa	Kevin McAuliffe

ALSO ATTENDING:

L&R General Manager	Jerry McDonald
Controller	Katherine Wolf (Moderator)
L&R Staff	Michelle Balmes & Missy Smith

2. **OPEN FORUM:** Trisha Trowbridge #5 – Boardwalk issues (email), zoom Community Alliance meeting held 8/19/2020. Robert Clinton #3 – Electric vehicle charging stations around the campus. Karen Perry #4 – Beach Club door, possible pocket door, replace American flag at kiosk.
3. **APPROVE MINUTES:**
- A. General Session of July 16, 2020 –
Motion: To Approve the General Session Minutes of July 16, 2020 made by Don Smith and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**
- B. General Session of July 29, 2020 –
Motion: To Approve the General Session Minutes of July 29, 2020 made by Karen Perry and seconded by Don Smith. **(Vote 10/0) Motion Passed.**
4. **REPORTS:**
- A. General Manager – Jerry gave an update on Avenida del Sol construction project, mobility issues, boardwalk monitoring, Beach Club, Health Club and Roeder remain closed, pools/pool monitor update, trash around community, bi-weekly manager’s meetings, south campus water feature input, closing permits for the lagoon project and confirmation date to finish pedestrian bridges by Vito Palermo.

B. July 2020 Financials – Katherine Wolf reported the financial information and answered questions.

INCOME:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 875.00	\$ 530.00	\$ (345.00)
Assessments	\$ 1,490,806.38	\$ 1,490,806.42	\$.04
Recreation	\$ 111,150.00	\$ 72,767.93	\$ (38,382.07)
Beach Club	\$ 155,500.00	\$ 47,684.51	\$ (107,815.49)
TOTAL:	\$ 1,758,331.38	\$ 1,611,788.86	\$ (146,542.52)

CGS:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Beach Club:	\$ 66,066.12	\$ 23,682.74	\$ (42,383.38)
GROSS PROFIT:	\$ 1,692,265.26	\$ 1,588,106.12	\$ (104,159.14)

EXPENSES:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 353,546.87	\$ 290,194.28	\$ (63,352.59)
Landscaping	\$ 170,683.31	\$ 189,583.93	\$ 18,900.62
Maintenance	\$ 340,963.16	\$ 338,461.07	\$ (2,502.09)
Recreation-BC	\$ 116,173.27	\$ 92,715.09	\$ (23,458.18)
Recreation-HC, RP, etc.	\$ 73,920.28	\$ 68,760.28	\$ (5,160.00)
Recreation-Utilities	\$ 326,816.69	\$ 285,891.28	\$ (40,925.41)
Security	\$ 271,675.00	\$ 231,006.11	\$ (40,668.89)
TOTAL:	\$ 1,653,778.58	\$ 1,496,612.04	\$ (157,166.54)

NET INCOME: \$ 38,486.68 \$ 91,494.08 \$ 53,007.40

Motion: To Accept the July Financials as presented by Katherine Wolf made by Kevin McAuliffe and seconded by Don Smith. **(Vote 10/0) Motion Passed.**

5. **ADVISORY REPORTS:**

A. Enforcement Committee – Oliver McGonigle reported on enforcement projects planned and completed.

B. Insurance Committee – Robert Clinton reported that the next meeting of the Insurance Cooperative will be in October and that a zoom meeting, on filing claims, is planned for the building manager's as a refresher course on the process.

6. **UNFINISHED BUSINESS:**

A. Lagoon Update – Jerry reported that all the people involved with the construction of the lagoon have been paid and we are waiting on the final paperwork for the permits for the lagoon and the well from the City.

B. Approve FY 2021 Operating Budget, Action – Katherine Wolf asked for questions.
Motion: To Approve the 2021 Operating Budget as presented by L&R with a 6.02% increase with any surplus to be paid back to the buildings proportionately made by Oliver McGonigle and seconded by Beth Mulcahy-Elardo. **(Vote 10/0) Motion Passed.**

- C. Approve FY 2021 CapEx Budget, Action – **Motion:** To Approve the 2021 CapEx Budget of \$480,000 made by Don Smith and seconded by Beth Mulcahy-Elardo. **Amended Motion:** To Approve the 2021 CapEx Budget of \$480,000, so the buildings know how much they will be paying, and the remaining months of the year we will continue this discussion and refine the proposed projects until we come up with something we agree with made by Don Smith and seconded by Carlos Bonacich. **(Vote 8/2, #1, #3 no) Motion Passed.**
- D. 2020 Level II Reserve Study, Information Only – Jerry emailed the study to all and reviewed it.
- E. Governing Documents Ad Hoc Committee, Update – Karen Perry went over page 26 handout.
- F. Glass Wall System for Beach Club Deck, Change Order, Action – Jerry reported on the Beach Club upper deck work and change order. **Motion:** To Approve Glass Wall Systems Change Order 2 in the amount of \$18,513 for the Beach Club Deck made by Oliver McGonigle and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**
- G. Approve South Campus Water Feature Concept, Action – Jan Zobrist reported on the project process. Table this item to get more information.
7. NEW BUSINESS:
- A. Approve Partition Wall/Door in Beach Club for Restroom Access, Action – Jerry reported that access to the bathrooms is needed in order to open the pool area at the Beach Club due to it being a bar and due to Covid-19 bars are not able to be open yet. Access to the restrooms from the outside would be expensive (long term solution). **Motion:** To Approve the partition for the wall/door in the Beach Club for restroom access, NTE \$2,000, after getting input from our general council attorney to determine whether or not we need to get this ADA Compliant under the law made by Beth Mulcahy-Elardo and seconded by Robert Clinton. **(Vote 10/0) Motion Passed.**
8. NEXT MEETING DATE: Thursday, September 17, 2020 at 2:30pm, Zoom Conference Video Call.
9. ADJOURNMENT: 4:37pm - Motion to adjourn by Jan Zobrist.

Submitted By:

Approved On:


