

# ***CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE***

## **GENERAL SESSION MEETING**

**September 23, 2021, 2:30pm, Zoom Conference Video Call**

### **MINUTES**

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

| <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        | Jim Woolf                 |
| #7 La Perla        | Beth Mulcahy-Elardo       |
| #8 El Encanto      | Jan Zobrist, <b>Chair</b> |
| #9 El Mirador      | Ken Sigelman              |
| #10 La Princesa    | Linda Shenwick            |

**ALSO ATTENDING:**

|                          |                          |
|--------------------------|--------------------------|
| L&R General Manager      | Jerry McDonald           |
| L&R Financial Controller | Mark Merson              |
| L&R Staff                | Cindy Bravo, Missy Smith |

2. OPEN FORUM: 1) Dr. Frances #9 – Beach Club pool activities, 2) Robert Clinton #3 – Lagoon vehicle bridge noise, 3) Karen Perry #4 – Bike tours on property, 4) Barry Austin #3 – L&R management and committee complaints.

3. APPROVE MINUTES:

A. General Session of August 19, 2021 – **Motion:** To Approve the General Session Minutes of August 19, 2021 made by Robert Clinton and seconded by Beth Mulcahy-Elardo. **(Vote 10/0) Motion Passed.**

**\*Internet went out at 14:20 minutes into meeting.**

4. REPORTS:

A. General Manager – Jerry gave this report. (Not able to hear due to lack of internet)  
Fire pits are currently non-operational but should be working within the next couple of weeks. Institute a program to replace the pool lounge slings, in small increments, 10-20 at a time. Maintenance work around the property is primarily completed in the winter months. Jerry is currently getting bids for galvanized steel fencing between the 7 & 8 tennis courts and the El Camino pool by the public parking lot. (Facilities AG meeting) It was suggested that the BC shower stay in the same place and build a pony wall. Project scope for the BBQ project needed for the next L&R meeting.

B. **August 2021 Financials** – Mark Merson reported the financial information and answered questions.

| <b>INCOME:</b>          | <u>Budget</u>          | <u>Actual</u>          | <u>Variance</u>     |
|-------------------------|------------------------|------------------------|---------------------|
| Administration          | \$ 0.00                | \$ 20,880.00           | \$ 20,880.00        |
| Assessments             | \$ 1,806,406.48        | \$ 1,806,406.48        | \$ .00              |
| Recreation/HC, RP, etc. | \$ 96,666.72           | \$ 133,904.10          | \$ 37,237.38        |
| Recreation/Beach Club   | \$ 166,666.64          | \$ 174,367.75          | \$ 7,701.11         |
| <b>TOTAL:</b>           | <b>\$ 2,069,739.84</b> | <b>\$ 2,135,558.33</b> | <b>\$ 65,818.49</b> |

| <b>CGS:</b>          | <u>Budget</u>          | <u>Actual</u>          | <u>Variance</u>     |
|----------------------|------------------------|------------------------|---------------------|
| Beach Club:          | \$ 70,549.12           | \$ 68,371.38           | \$ (2,177.74)       |
| <b>GROSS PROFIT:</b> | <b>\$ 1,999,190.72</b> | <b>\$ 2,067,186.95</b> | <b>\$ 67,996.23</b> |

| <b>EXPENSES:</b>        | <u>Budget</u>          | <u>Actual</u>          | <u>Variance</u>      |
|-------------------------|------------------------|------------------------|----------------------|
| Administration          | \$ 422,624.88          | \$ 466,185.15          | \$ 43,560.27         |
| Landscaping             | \$ 207,953.36          | \$ 251,034.57          | \$ 43,081.21         |
| Maintenance             | \$ 420,864.56          | \$ 462,286.29          | \$ 41,421.73         |
| Recreation-BC           | \$ 148,749.12          | \$ 126,720.16          | \$ (22,028.96)       |
| Recreation-HC, RP, Etc. | \$ 92,065.52           | \$ 84,921.62           | \$ (7,143.90)        |
| Security                | \$ 379,600.00          | \$ 439,058.82          | \$ 59,458.82         |
| Utilities               | \$ 313,333.44          | \$ 298,056.90          | \$ (15,276.54)       |
| <b>TOTAL:</b>           | <b>\$ 1,985,190.88</b> | <b>\$ 2,128,263.51</b> | <b>\$ 143,072.63</b> |

NET INCOME:                   \$    13,999.84           \$   (61,076.56)           \$   (75,076.40)

**Motion:** To Accept the August Financials as presented made by Robert Clinton and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**

5. **ADVISORY REPORTS:**

A. Beach Club Sub-Committee – Jan Zobrist reported on the Beach Club meeting held on Tuesday, 9/14/2021.

B. Landscape Advisory Group – Jan Zobrist reported on the Landscape meeting held on Wednesday, 9/15/2021.

C. Facilities Advisory Group – Jerry reported on the Facilities meeting held Wednesday, 9/15/2021 during the General Manager Report.

D. Recreation Advisory Group, Update – Jan Zobrist reported on the Recreation meeting held on Wednesday, 9/15/2021.

**\*Internet restored and back in meeting at 43 minutes into meeting.**

6. **UNFINISHED BUSINESS:**

A. FY 2022 Operating Budget, Discussion, Action – (see MOTION below)

B. FY 2022 CapEx Budget, Discussion, Action – **MOTION:** To Approve the 2022 L&R Operating Budget as presented by L&R provided the increase in the budget over 2021 does not exceed 5% and Approve the 2022 L&R Capital Expenditure Budget of \$500,000 and increase it by \$75,000, which is PPP funds to be expended first before billing any of the \$500,000 to the Associations for Capital Projects made by Linda Shenwick and seconded by Beth Mulcahy-Elardo. **(Vote 6/4, #1, #3, #4, #5 no) Motion Passed.**

The funds approved for the Capital Budget for 2022 will be shown as a line item, without any placeholders or earmarks and the buildings will be billed based on an amount not to exceed \$500,000 for approved capital projects after the \$75,000 PPP has been fully expended.

The use of these funds are subject to the approval, by the Committee, of individual capital projects to be charged against the budget. No funds shall be obligated against or charged to the Capital Budget by L&R prior to the specific approval of each project.

Operating Assessment Budget - \$2,844,753 which includes PPP funds of \$77,500.  
Capital Replacement Budget - \$575,000 which includes \$75,000 PPP funds.

The December 2020 Committee resolution governing the spending of PPP funds is amended to read 2022. The reference to 2021 is deleted.

C. Resurface Court #6 and Stripe to Pickleball, Discussion, Action – **MOTION:** To Approve the proposal from Ferandell in the amount of \$6,300 to repair/resurface and expansion joint caulking made by Robert Clinton and seconded by Beth Mulcahy-Elardo. **(Vote 10/0) Motion Passed.**

\*Possible to keep the tennis net up as a divider?

D. Memorial Benches, discussion, Action – Michelle Balmes reported on the vendor and quality of the current benches and recommended that we purchase the new benches from the existing vendor. On the bench application, add an explicit disclosure stating that the benches are a natural product and should age gracefully and that L&R has the discretion to determine the frequency of maintenance of the benches. **MOTION:** To Approve the purchase of seven (7) benches from Landscapeforms for the amount of NTE \$21,000 made by Robert Clinton and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**

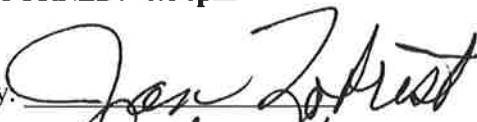
7. NEW BUSINESS:

A. Landscaping, Avenida del Sol, Phase 2, Discussion, Action – Tabled.

8. NEXT MEETING DATE: **Thursday, October 21, 2021 at 2:30pm via zoom.**

9. ADJOURNED: **4:54pm**

Submitted By:



Approved On:

