

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

## **GENERAL SESSION MEETING**

**February 17, 2022, 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	Absent
#3 Las Palmas	Robert Clinton
#4 Las Flores	Karen Perry
#5 El Camino	Carlos Bonacich
#6 La Playa	Bryan Card
#7 La Perla	Beth Mulcahy-Elardo
#8 El Encanto	Jan Zobrist, <b>Chair</b>
#9 El Mirador	Glenn Welch
#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) Kevin McAuliffe, #10 – Beach Club pool closure. 2) Alejandra Peralta, #3 – Childrens activities. 3) Donna Manning, #9 – Beach Club pool. 4) Maggie Freund, #3 – Beach club pool. 5) Irwin Karp, #3 – Vehicle guest parking, pool rules and adoption of guidelines. 6) Trisha Trowbridge, #5 – CapEx more discussion on El Camino wall. 7) John Pottridge, #8 – Beach Club pool maintenance.

3. **APPROVE MINUTES:**

A. **General Session of January 20, 2022 – Motion:** To Approve the General Session Minutes of January 20, 2022 made by Beth Mulcahy-Elardo and seconded by Carlos Bonacich. **(Vote 9/0, #1-yes, #2 absent, #3-yes, #4-yes, #5-yes, #6-yes, #7-yes, #8-yes, #9-yes, #10-yes) Motion Passed.**

4. **REPORTS:**

A. **General Manager** – Jerry reported that he is working with legal for procedures to enforce the rules and regulation violators, El Camino pool fencing project completed, Beach Club pool closure and continuing education seminar.

B. **January 2022 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	\$ 280.00	\$ 280.00
Assessments	\$ 237,062.71	\$ 237,062.71	\$ .00
Recreation/HC, RP, etc.	\$ 14,223.56	\$ 11,942.50	\$ (2,281.06)
Recreation/Beach Club	\$ 18,814.26	\$ 17,900.70	\$ (913.56)
<b>TOTAL:</b>	<b>\$ 270,100.53</b>	<b>\$ 267,185.91</b>	<b>\$ (2,914.62)</b>

<b>CGS:</b>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Beach Club:	\$ 8,005.29	\$ 4,739.19	\$ (3,266.10)
<b>GROSS PROFIT:</b>	<b>\$ 262,095.24</b>	<b>\$ 262,446.72</b>	<b>\$ 351.48</b>

<b>EXPENSES:</b>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 60,640.45	\$ 57,028.98	\$ (3,611.47)
Landscaping	\$ 27,750.00	\$ 29,451.87	\$ 1,701.87
Maintenance	\$ 55,023.17	\$ 56,853.95	\$ 1,830.78
Recreation-BC	\$ 16,697.41	\$ 17,474.70	\$ 777.29
Recreation-HC, RP, Etc.	\$ 11,061.62	\$ 11,921.73	\$ 860.11
Security	\$ 38,225.00	\$ 35,194.10	\$ (3,030.90)
Utilities	\$ 34,334.73	\$ 44,888.61	\$ 10,553.88
<b>TOTAL:</b>	<b>\$ 243,732.38</b>	<b>\$ 252,813.94</b>	<b>\$ 9,081.56</b>

**NET INCOME: \$ 18,362.86 \$ 9,633.78 \$ (8,729.08)**

**Motion:** To Accept the January 2022 Financials as presented made by Beth Mulcahy-Elardo and seconded by Carlos Bonacich. (Vote 9/0, #1-yes, #2 absent, #3-yes, #4-yes, #5-yes, #6-yes, #7-yes, #8-yes, #9-yes, #10-yes) **Motion Passed.**

**C. Facilities Manager –** Rodrigo Santillan reported on the progress of the current projects in progress. He also reported that the shed slab work will begin at the end of February and the sheds will be built and installed beginning March 15th. Rod did a walk around looking for trip/slip hazards and reported the Roeder pool has only one working heater and that he is getting estimates for new equipment at all pools.

**5. ADVISORY REPORTS:**

**A. Beach Club Sub-Committee –** Jan Zobrist reported on the Beach Club meeting held on Tuesday, 2/15/2022.

**B. Landscape Advisory Group –** Jan Zobrist reported on the Landscape meeting held on Wednesday, 2/16/2022. **Motion:** To Ratify and Approve the payment to J. Vitale, invoice #19565 for \$4,687.00 for the work completed behind the monument wall and invoice #19472 for \$4,687.34 for the work completed behind El Encanto made by Beth Mulcahy-Elardo and seconded by Carlos Bonacich. (Vote 9/0, #1-yes, #2 absent, #3-yes, #4-yes, #5-yes, #6-yes, #7-yes, #8-yes, #9-yes, #10-yes) **Motion Passed.**

**C. Roeder Pavilion Ad Hoc Committee –** Felicia Bell reported on the progress of the project and the need for the bathrooms to be accessible from the pool deck. The committee created a survey and sent it out to residents to get their opinion on what they want to be done at the Roeder and the committee has received 307 varying responses back to date. It was also suggested to have a town hall meeting to discuss the renovations.

**D. Insurance Cooperative Meeting –** Robert Clinton reported that the next Insurance Cooperative meeting will take place in March and will cover the Workers Compensation policy. Each association and the L&R has a separate policy. Rates have been trending down.

**E. Facilities Advisory Group –** Jerry reported that Blake Rogers is the new chair of facilities.

**1. Emphasis on Maintenance Project –** Jerry and Rod Santillan created and emailed, to the Committee, a packet titled "Facilities Maintenance Department" that describes the duties, responsibilities and work schedules of the maintenance staff.

F. **Enforcement Committee** – Jerry reported that the new treasurer for the enforcement committee is Joe Carney. Jerry gave an update on the pump station, storm drains and sewer line cleaning.

**6. UNFINISHED BUSINESS:**

A. **Removal of Two Trees in Front of El Camino, Discussion** – Jerry is looking for a civil engineer to provide a written report on the tree root issue. **To be put on the agenda for next month.**

B. **2022 CapEx Projects, Discussion, Action** – Mark Merson shared the CapEx numbers for 2022, 2023, 2024 and beyond. Jerry suggested having a workshop on this. Prioritize a list of projects needed.

C. **BBQ Project, Discussion, Action** – Jerry reported that Ken Sigelman appointed Oliver McGonigle, Jim Woolf and Linda Shenwick to a BBQ ad hoc committee. They have met a couple times and are moving forward. Jerry presented six (6) proposals from contractors and recommended that the ad hoc committee work with a design-build contractor for the BBQ project.

D. **Monument Wall Sign, Discussion, Action – Motion:** To Table this item made by Beth Mulcahy-Elardo and seconded by Karen Perry. **(Vote 9/0, #1-yes, #2 absent, #3-yes, #4-yes, #5-yes, #6-yes, #7-yes, #8-yes, #9-yes, #10-yes) Motion Passed.**

E. **Policy for Vehicle Guest Passes, Discussion, Action** – No action taken.

**7. NEW BUSINESS:**

A. **Insurance, Discussion, Action** – Robert Clinton reported that the L&R Committee has discussed recently the history of the Coronado Shores Insurance Cooperative and stated that he was unable to find, in Coronado Shores' records, anything specific that talks about the formation of the Insurance Cooperative. Jan Yanda spoke with Jamie Darnell, a past L&R general manager, and he said that the Insurance Cooperative was formed by a letter of agreement by all ten presidents of the associations. There are by-laws and governing documents that may have been registered at the city but there hasn't been an opportunity to check that. L&R provided a place for the insurance cooperative to meet and was the billing agent for those premiums.

B. **Concrete Slabs for Storage Sheds, Discussion, Action** – Jerry presented three (3) proposals for the concrete slab installation by licensed contractors. Reliabuilt - \$11,980, Fabio Tree Gardening Co. - \$12,500, Hec's Construction - \$13,000. **Motion:** To Approve the Reliabuilt proposal for \$11,980 made by Beth Mulcahy-Elardo and seconded by Karen Perry. **(Vote 6/3, #1-no, #2-absent, #3-yes, #4-yes, #5-yes, #6-no, #7-yes, #8-yes, #9-yes, #10 no) Motion Passed.** \*Jan Yanda wanted it noted that she pointed out that the 3 bids the GM submitted were each for a different size slab: 1 bid was for a 30' X 15' slab; 1 for a 30' X 12 slab'; 1 bid did not specify size. She inquired if the size specifications had been provided in writing to the bidders and was told "no".

C. **Glass Panels at Roeder Pavillon and Beach Club, Discussion, Action** – The glass panel replacement would only be for the Beach Club. **Motion:** To Table this action until there is more information made by Robert Clinton and seconded by Karen Perry. **(Vote 8/1, #1-yes, #2-absent, #3-yes, #4-yes, #5-yes, #6-yes, #7-yes, #8-yes, #9-yes, #10 no) Motion Passed.**

D. **ID Access Cards, Discussion, Action** – Mark Merson stated that by increasing the ID card fee from \$40 to \$50 would help with the deficit caused by the increase in utilities. **Motion:** To increase the ID Access Card fee from \$40 to \$50 made by Beth Mulcahy-Elardo and seconded by Robert Clinton. **(Vote 7/2, #1-no, #2-absent, #3-yes, #4-yes, #5-yes, #6-yes, #7-yes, #8-yes, #9-no, #10-yes) Motion Passed.** **Motion:** To Change the term length of the ID Access Cards from 5 years to 3 years for owners made by Carlos Bonacich and seconded by Linda Shenwick. **(Vote 3/6, #1-no, #2-absent, #3-no, #4-no, #5-yes, #6-no, #7-yes, #8-no, #9-no, #10-yes) Motion Failed.**

E. **Pool Monitors/Extra Security on Weekends, Discussion, Action** – Jerry reported that there have been numerous complaints about noise/issues at the pools and due to limited staff, an extra pool monitor would be warranted on the weekends. **Motion:** To Hire a pool monitor/extra security guard on the weekends to be posted at the Beach Club pool area to control the noise and activity made by

Beth Mulcahy-Elardo and seconded by Carlos Bonacich. **Amended Motion:** To Specify that an Ironwall Security employee be hired and not an Allied Security employee to be posted at the Beach Club pool on the weekends, (and holidays when weather is nice) to control the noise and activity made by Beth Mulcahy-Elardo and seconded by Linda Shenwick. (Vote 8/1, #1-no, #2-absent, #3-yes, #4-yes, #5-yes, #6-yes, #7-yes, #8-yes, #9-yes, #10-yes) **Motion Passed.**

8. **NEXT MEETING DATE:** Thursday, March 17, 2022 at 2:30pm via Zoom.

9. **ADJOURNED: Motion:** To Adjourn at 5:44pm made by Robert Clinton and seconded by Jan Zobrist.

Submitted By:



Approved On:

