

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

April 21, 2022, 2:30pm, Zoom Conference Video Call

MINUTES

1. **CALL TO ORDER/ROLL CALL:** 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	Joe Carney, Alternate
#6 La Playa	Jim Woolf (3:01)
#7 La Perla	Sharon Doyle, Alternate
#8 El Encanto	Jan Zobrist
#9 El Mirador	Ken Sigelman, Chair
#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) Irene Pedroza #10 – Family activities, Roeder Pavilion renovation, BC food window, sponsorship for the app for Coronado Shores

3. **APPROVE MINUTES:**

A. Special General Session of March 8, 2022 – Motion: To Approve the Special General Session Minutes of March 8, 2022 made by Karen Perry and seconded by Jan Yanda. **(Vote 9/0, #6 absent) Motion Passed.**

B. General Session of March 17, 2022 – Motion: To Approve the General Session Minutes of March 17, 2022 made by Oliver McGonigle and seconded by Joe Carney. **(Vote 8/0, #6 absent, #9 abstain) Motion Passed.**

4. **REPORTS:**

A. General Manager – Jerry reported on the BBQ project and stated that the Beach Club BBQs should be operational next week, and all others completed by May 27th, the storage sheds project, the HVAC systems project for Beach Club and Health Club will begin April 29th with an estimated completion day of May 15th. Iron Wall Security has replaced Allied Security and is doing a good job. Contractor parking is limiting parking for residents and guests. Pickleball is going very well, and it was asked if additional courts could be set up for summer.

B. March 2022 Financials – Mark Merson reported the financial information and answered questions.

INCOME:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 0.00	\$ 280.00	\$ 280.00
Assessments	\$ 711,188.13	\$ 711,188.13	\$.00
Recreation/HC, RP, etc.	\$ 33,538.08	\$ 35,504.25	\$ 1,966.17
Recreation/Beach Club	\$ 61,092.58	\$ 70,680.56	\$ 9,587.98
TOTAL:	\$ 805,818.79	\$ 817,652.94	\$ 11,834.15

CGS:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Beach Club:	\$ 25,994.32	\$ 22,709.62	\$ (3,284.70)
GROSS PROFIT:	\$ 779,824.47	\$ 794,943.32	\$ 15,118.85

EXPENSES:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 191,296.35	\$ 168,241.65	\$ (23,054.70)
Landscaping	\$ 83,250.00	\$ 79,089.07	\$ (4,160.93)
Maintenance	\$ 165,069.51	\$ 182,949.90	\$ 17,880.39
Recreation-BC	\$ 50,703.69	\$ 55,763.56	\$ 5,059.87
Recreation-HC, RP, Etc.	\$ 33,184.86	\$ 31,371.12	\$ (1,813.74)
Security	\$ 114,675.00	\$ 118,280.21	\$ 3,605.21
Utilities	\$ 95,662.18	\$ 128,920.04	\$ 33,257.86
TOTAL:	\$ 733,841.59	\$ 764,615.55	\$ 30,773.96

NET INCOME: \$ 45,982.88 \$ 30,327.77 \$ (15,655.11)

Motion: To Accept the March 2022 Financials as presented made by Robert Clinton and seconded by Jan Zobrist. (Vote 9/0, #5 absent) **Motion Passed.**

C. Status Report for BBQ and HVAC Projects – Covered in Manager’s Report #4A.

5. ADVISORY REPORTS:

A. Beach Club Sub-Committee – Jan Zobrist reported on the Beach Club meeting held on Tuesday, 4/19/2022. Mick and his staff continue to shine. The entertainment is professional. Jan touched on the planned 50th celebrations, food sales through the kitchen window.

B. Landscape Sub-Committee – Jan Zobrist reported on the Landscape meeting held on Wednesday, 4/20/2022. Jerry will be making a tree walk with Ron Matranga, the arborist, on Friday, 4/22/22 and to give a report to the committee after. The Del Sol Park is being prepped for the sculpture to be installed on the planned date of May 9th and a dedication ceremony on June 8th at 4:00pm. Landscape Sub-Committee tabled the action on the J Vitale work order for behind Las Flores. Waiting on the tree trimming schedule.

C. Recreation Advisory Group – Jan Zobrist reported on the Recreation meeting held on Tuesday, 4/19/2022. It was suggested to have in-person meetings. The Easter Egg Hunt was a big success. The Health Club is having foam issues with the spas and attendance is down at the Health Club, mainly in the afternoon. Regular cleaning and numerous repairs are needed at the tennis courts.

D. Roeder Ad Hoc – Felicia Bell introduced her team to come up with ideas about the Roeder. The building department of the city of Coronado said that the roof is an integral part of that building and cannot be changed or the whole building has to be brought up to the current seismic code. There is a great deal that can be done on the interior and the committee feels it is time for a major remodel including adding accessible bathrooms from the outside. She emailed to everyone an RFP (request for proposal) to give to potential architects. An architect is needed because there are some elements of a remodel that require an architect license, but majority of the work is interior design. The city said that if the bathrooms are not attached to the Roeder, then that is within code. Next steps, the ad hoc committee can work with facilities for the next steps.

E. Facilities Advisory Group - Ken reported that Blake Rogers and Oliver McGonigle resigned earlier this week from the Facilities Advisory Group so the meeting was cancelled, and he will be making two new appointments later this week.

Ad hoc committees are needed as complementary, and the facilities group is charged with the big picture issues and advises what needs to be maintained to enhance the campus.

6. UNFINISHED BUSINESS:

A. 2022 CapEx Projects, Discussion, Action – Mark stated that the best date and time to review CapEx more in depth will be Monday, May 2nd at 5:00pm and table the tennis court resurfacing until we get a 2nd bid by Match Point who will be out on Monday, April 25th and include the repair work needed in that bid. Mark presented three bids to replace the pool heater at Roeder, 1) Poolman - \$7,984.95, 2) Hot Spring Pools - \$6,200, 3) Savin Pools - \$5,050. **Motion:** To Accept the proposal by Savin Pools - \$5,050 made by Robert Clinton and seconded by Jim Woolf. **Amended Motion:** To Accept the proposal by Savin Pools - \$5,050 to include a contingency on Mark confirming that the model is the LoNox 407. **Motion Withdrawn!**


Glass panels at the Beach Club – Mark reported that there are 2 sections where there are brown panels to be replaced at the Beach Club, in the front \$4,430 and the panels by the food window in the back \$6,100 – total of \$10,530 without the discount. **This item was tabled until the May 2nd meeting.**

Mark stated that there will be a *Special L&R Committee meeting* on Monday, May 2nd at 5:00pm., to be discussed, action:

- 1) Tennis court resurfacing and repairs, 6-8
- 2) Roeder pool heater
- 3) Beach Club panel replacements (2 areas)
- 4) Wall, gate and fence work needed at del Sol parklet, Cabrillo wall gaps and El Camino south perimeter wall
- 5) North gate kiosk renovation
- 6) Accessibility ramp and service window at Beach Club

B. Monument Wall Signage, Discussion, Action – Linda reported that there is a homeowner that is willing to fully fund the cost of the signage. **Motion:** To Approve the design and accept the gift and allow NTE \$1,000 for installation, lighting, and a plaque to read “Treasure the Day” made by Oliver McGonigle and seconded by Linda Shenwick. **(Vote 10/0) Motion Passed.**

7. **NEW BUSINESS:**
 - A. **Landscape Improvements Behind Las Flores, Discussion, Action – Tabled.**
8. **NEXT MEETING DATE: *Special Meeting* - Monday, May 2, 2022 at 5:00pm via Zoom.
Regular Meeting - Thursday, May 19, 2022 at 2:30pm via Zoom.**
9. **ADJOURNED: Motion:** To Adjourn at 4:06pm made by Robert Clinton and seconded by Karen Perry. (Vote 10/0) Motion Passed.

Submitted By: 

Approved On: 05/23/2022