

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

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

MINUTES

1. **CALL TO ORDER/ROLL CALL:** Oliver McGonigle 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 (2:55)
#7 La Perla	Beth Mulcahy-Elardo
#8 El Encanto	Jan Zobrist
#9 El Mirador	Ken Sigelman, Chair (2:42)
#10 La Princesa	Linda Shenwick

ALSO ATTENDING:

Acting GM/Controller	Mark Merson
L&R Staff	Missy Smith

2. **OPEN FORUM:** No Comments.
3. **APPROVE MINUTES:**
 - A. **General Session of June 16, 2022 – Motion:** To approve the General Session Minutes of June 16, 2022 made by Oliver McGonigle and seconded by Jan Zobrist. (Vote 8/0, #6, #9 absent) **Motion Passed.**

4. **REPORTS:**

- A. **Management Report** – Mark reported that the lap lane dividers should arrive on Friday, July 22nd. The BBQ's are having issues with the igniters and regulators. Some BBQ's have been left on and security has a procedure of checking to make sure the BBQ's are turned off at night. Pool furniture webbing has been ordered and will be changed after summer. Bench pads have been poured and the one at Cabrillo will be demolished and relocated. Glass Wall Systems will be installing the final panel on Monday, July 25th. La Princesa would like wood coverings on the sheds and Bill Lawrence is working with Richard on some other ideas and are waiting on additional proposals before making a decision. A professional project manager is reviewing the wall situation and will give us suggestions and a cost proposal. Looking at two options for the lagoon panels, 1) Sherwin Williams has a product to apply and 2) leads on powder coating and which course of action to provide a cost-effective, long-lasting solution for those panels. There's an appointment scheduled next week to have the HC mirrors looked at and what is needed to be replaced. Security has been asked to remove the lost & founds items out of the north kiosk by Friday, July 22nd and then we will

look at what needs to be done to clean that up and make the kiosk look better. We are still waiting on the battery for the Roeder chair lift. We are getting bids for the railing and installation to replace the brown glass panel at the BC. All of the benches have been installed except one at El Encanto and the relocation of the one at Cabrillo. The artist is waiting on the machine shop to finish the brackets on the monument wall sign and then it can be installed. The HC railing needs to have some minor welding repairs completed. This week all bathrooms in the facility have been professionally cleaned. Six umbrellas have been replaced and we'll do an assessment after summer on the remaining. Lagoon bridge noise, researching fixing that broken beam and ideas about tightening up using rubber washers to reduce noise. Tennis court completed repairs. Installation of a bike rack at Ave del Sol to stop people locking their bikes to the fence. L&R is down in staff right now. Trying new procedures for the pool monitors this weekend to help alleviate some of the issues occurring and met with the building managers regarding EV charging stations.

B. Review of June 2022 Financials – Mark reported the financial information and answered questions.

INCOME:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 80,000.00	\$ 81,780.00	\$ 1,780.00
Assessments	\$ 1,422,376.26	\$ 1,422,376.26	\$.00
Recreation/HC, RP, etc.	\$ 76,834.77	\$ 98,065.25	\$ 21,230.48
<u>Recreation/Beach Club</u>	<u>\$ 127,887.78</u>	<u>\$ 161,508.24</u>	<u>\$ 33,620.46</u>
TOTAL:	\$ 1,707,098.81	\$ 1,763,729.75	\$ 56,630.94

CGS:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 54,415.05</u>	<u>\$ 62,554.85</u>	<u>\$ 8,139.80</u>
GROSS PROFIT:	\$ 1,652,683.76	\$ 1,701,174.90	\$ 48,491.14

EXPENSES:	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 373,592.70	\$ 345,495.71	\$ (28,096.99)
Landscaping	\$ 196,500.00	\$ 189,697.64	\$ (6,802.36)
Maintenance	\$ 331,951.52	\$ 376,234.76	\$ 44,283.24
Recreation-BC	\$ 103,657.30	\$ 106,824.26	\$ 3,166.96
Recreation-HC, RP, Etc.	\$ 66,369.72	\$ 69,174.98	\$ 2,805.26
Security	\$ 251,329.59	\$ 267,417.95	\$ 16,088.36
<u>Utilities</u>	<u>\$ 213,858.62</u>	<u>\$ 283,088.10</u>	<u>\$ 69,229.48</u>
TOTAL:	\$ 1,537,259.45	\$ 1,637,933.40	\$ 100,673.95

NET INCOME: **\$ 115,424.31 \$ 63,241.50 \$ (52,182.81)**

Motion: To accept the June 2022 Financials as presented made by Jan Yanda and seconded by Jan Zobrist. **(Vote 10/0) Motion Passed.**

5. ADVISORY REPORTS:

A. Beach Club Sub-Committee – Jan Zobrist reported on the Beach Club meeting held on Tuesday, July 19th. The 50th anniversary party has been indefinitely postponed. Beach Club activities are going well and a thank you to Coronado Shores Co. for their continued sponsorship. Dogs are a continuing issue at the Beach Club.

- B. Landscape Sub-Committee** – Jan Zobrist reported on the Landscape meeting held on Wednesday, July 20th. The committee walked all four pools and reported that some of the flowerpots are crumbling and need to be replaced and also noticed the deteriorating condition of the hardscape at the pools. The committee voted to adopt Ron Matranga’s schedule for tree maintenance.
- C. Recreation Advisory Group** – Jan Zobrist reported on the Recreation Advisory Group meeting held Wednesday, July 20th. All amenities are running smooth and pickleball is having 350+ people playing each week. Family activities will sponsor a water park Saturday, July 23rd 11-3pm. on the Roeder lawn.
- D. Facilities Advisory Group** – Robert reported on the Facilities meeting held on Wednesday, July 20th and said that Mark already covered much of what was discussed except the need for updating the camera system and additional cameras around the campus.
- E. Insurance Advisory Group** – Robert Clinton reported that Ken and Robert had a conference call with attorney Steve Roseman, who is working with them to develop a charter for the insurance committee and hopefully will have a draft to review before the next meeting to present to the L&R committee and if it needs modification we can do that but we need to have something approved to move forward in a timely manner so we can go out to bid in the fall for our policies for next year. The structure of the insurance committee would remain the same, each building would appoint a representative, there would be ten members, the members would elect a chair, the committee would review proposals as submitted by brokers or consultants, etc., then the committee would make a recommendation to the L&R Committee for final approval.

6. UNFINISHED BUSINESS:

- A. El Camino South Perimeter Wall, Discussion, Action** – Mark reported on the walls as one group and said that there was a professional project manager on site to look at and develop a strategy to be discussed at the next meeting or in the September meeting.
- B. Cabrillo Boardwalk Wall Gaps, Discussion, Action** – (see above #6A)
- C. Wall/Gate for Del Sol Park, Discussion, Action** – It was reported that the Landscape Sub-Committee is not in favor of a wall/gate for the del Sol park.

7. NEW BUSINESS:

- A. Approve Lap Lane Divider, Discussion, Action** – Mark reported that due to the urgency of the issue, the lap lane dividers have been ordered and should arrive this week. **Motion:** To ratify the purchase of \$2,702.31 from Aquatic Technology for the lap lane dividers for the El Camino pool made by Karen Perry and seconded by Jan Zobrist. **(Vote 10/0) Motion Passed.**
- B. Approve Ferandell Items for Courts, Discussion, Action** – Mark requested that item numbers 1 (Divider) & 2 (High Divider Nets) be deferred more information. Item 3 (Pickleball Post/Nets/Anchor) to turn court #6 into a permanent pickleball court – **Motion:** To purchase required hardware at \$8,125 to turn court #6 into a permanent pickleball court made by Jan Yanda and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**
- C. Approve Awning for Tennis Courts, Discussion, Action** – Mark requested to defer this item to check to see if there is a current warranty and to make repairs in house before purchasing a new one.

- D. Approve Swap out set of BBQ Grates, Discussion, Action** – Mark reported that having an extra set of grates will save 200 minutes of labor a day and supply a fresh set of clean grates each day. **Motion:** To approve the purchase \$3,409.63 for 60 extra BBQ grates from BBQGUYS made by Jan Zobrist and seconded by Linda Shenwick. **(Vote 10/0) Motion Passed.**
- E. Add Jim Woolf and Carlos Bonacich as authorized signatories** – Mark reported that from time to time there aren't any available check signers on campus, Mark is requesting to add additional signers. **Motion:** To add Jim Woolf and Carlos Bonacich as authorized check signers on the CalPrivate bank accounts and remove Jerry McDonald and Don Smith as authorized signers from the CalPrivate bank accounts made by Jan Zobrist and seconded by Robert Clinton. **(Vote 10/0) Motion Passed.**
- F. Remove Jerry McDonald and Don Smith as authorized signatories** – (see previous Motion)
- G. 2023 Budget, Timeline for 1st pass, workshop, finalization** – Mark reported that by the next L&R meeting, he will have a comprehensive projection of 2022 and carry forward with 2023 increases to review at the meeting. Then ten days after that meeting to have a workshop (open to homeowners) to go through the budget in more detail and at the September L&R meeting to finalize the 2023 budget (operating). It was suggested to work with facilities for suggestions for projects needed in 2023 for the capital expense budget.
- H. Working Group for EV study, discussion, Action** – Ken reported that there is a need to establish charging stations at convenient locations around the campus. Ken is appointing TJ Elliot, Rich Falcone, Linn Kovar to an ad hoc committee to research all options and Karen Perry suggested a liaison with the city (Jim Newton) be invited to this working group.

8. **NEXT MEETING DATE: Regular Meeting - Thursday, August 18, 2022 at 2:30pm via Zoom.**

9. **ADJOURNED: 3:46pm.**

Submitted By: 

Approved On: 08/19/2022