

# **CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE**

## **GENERAL SESSION MEETING**

**December 15, 2022, 2:30pm, Zoom Conference Video Call**

### **MINUTES**

1. **CALL TO ORDER/ROLL CALL:** Robert Clinton 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, Chair
#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
#9 El Mirador	Irene Pedroza
#10 La Princesa	Linda Shenwick

**ALSO ATTENDING:**

GM/Controller  
L&R Staff

Mark Merson  
Missy Smith, Cindy Bravo

2. **OPEN FORUM:** None

3. **APPROVE MINUTES:**

**A. General Session of November 17, 2022 – Motion:** To approve the General Session Minutes of November 17, 2022, made by Oliver McGonigle and seconded by Karen Perry. **(Vote 9/0, #10 absent) Motion Passed.**

4. **REPORTS:**

**A. Management Report** – Mark introduced Reynaldo (Rey) Carvajal, the new facilities manager and then went on to report that the El Camino pools are heating up to regular temperatures and that the Roeder pool will now be on the no heat schedule until January 15<sup>th</sup>. The Health Club needs one more mirror replaced and that will take place in 2023 and the new Smith machine should arrive and be ready for use next week. Bird spikes will be installed on all lights at the tennis courts. The rusty lagoon panels will be replaced in 2023. The BBQ ignitions are currently being modified. The maintenance golf carts will have regular scheduled maintenance to prolong their life. The monument sign is in the L&R office and Mark is looking for someone to do the installation. Rey and Mark are getting bids on the 5 ft wall by El Camino and will present at the January meeting. It was suggested that we hire a company, like AD Magellan, to do the perimeter wall research. The north entrance card reader is intermittently working and needs to be replaced by CES. Glass Wall Systems should be finished installing the new glass at the Beach Club by the end of December. CES is installing the cameras around the property and that project should be completed by December 31st. We are losing one staff member at the Beach Club and Mick will be looking for a replacement in January.

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

<b>INCOME:</b>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 80,000.00	\$ 82,492.50	\$ 2,492.50
Assessments	\$ 2,607,689.81	\$ 2,607,689.81	\$ .00
Recreation/HC, RP, etc.	\$ 171,467.29	\$ 196,940.25	\$ 25,472.96
<u>Recreation/Beach Club</u>	<u>\$ 291,680.49</u>	<u>\$ 363,999.92</u>	<u>\$ 72,319.43</u>
<b>TOTAL:</b>	<b>\$ 3,150,837.59</b>	<b>\$ 3,251,122.48</b>	<b>\$ 100,284.89</b>

<b>CGS:</b>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 124,107.33</u>	<u>\$ 131,877.00</u>	<u>\$ 7,769.67</u>
<b>GROSS PROFIT:</b>	<b>\$ 3,026,730.26</b>	<b>\$ 3,119,245.48</b>	<b>\$ 92,515.22</b>

<b>EXPENSES:</b>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Administration	\$ 700,753.48	\$ 589,384.20	\$ (111,369.28)
Landscaping	\$ 350,250.00	\$ 329,501.44	\$ (20,748.56)
Maintenance	\$ 627,339.64	\$ 792,854.95	\$ 166,515.31
Recreation-BC	\$ 209,341.31	\$ 206,866.60	\$ (2,474.71)
Recreation-HC, RP, Etc.	\$ 125,719.05	\$ 127,777.04	\$ 2,057.99
Security	\$ 510,475.01	\$ 519,506.34	\$ 9,031.33
<u>Utilities</u>	<u>\$ 422,496.85</u>	<u>\$ 524,506.83</u>	<u>\$ 102,009.98</u>
<b>TOTAL:</b>	<b>\$ 2,946,375.34</b>	<b>\$ 3,091,397.40</b>	<b>\$ 145,022.06</b>

**NET INCOME:**                    \$    **80,354.92**    \$    **27,848.08**    \$    **(52,506.84)**

\*Mark will have Lucie put as much information as she can in the memo field for reference. Under Equity on the balance sheet change to Total Equity, remove Net Operating Funds. Mark is planning to pay both insurance payments in December and not carry over in the following year. Pay the premiums January through December.

**5. ADVISORY REPORTS:**

**A. Beach Club Sub-Committee** – Jan Zobrist reported on the Beach Club meeting held on Tuesday, December 13<sup>th</sup>. The annual tree trimming event was a big success. Santa at the Beach Club brought in many families to take pictures with Santa. Gift bags and candy canes were given out to the kids, everyone had a really fun time. Don't forget to purchase your ticket for the NYE party on Saturday, December 31<sup>st</sup> catered by Bekker's Catering with doors opening at 6:30pm and dinner at 7:30pm. Get your ticket at the Beach Club, \$75.00 per person.

**B. Facilities Advisory Group** – Robert reported on the Facilities meeting held on Wednesday, December 14<sup>th</sup>, and said that the group voted to recommend to the L&R Committee the purchase of two dehumidifiers for the men's and women's spa areas respectively.

**6. UNFINISHED BUSINESS:**

**A. Roof Strategy Update, AD Magellan Presentation, Discussion** – Paul and Heather Lynn with AD Magellan gave a Power Point presentation on the Roeder and Beach Club roof replacement/repair options. Roeder – 2 options, Beach Club – 3 options. Both roofs are in decent condition and after the last rain no leaks were found. These options will need to be discussed by the Facilities Advisory Group at their next meeting. Any solar needs will

need to be in the initial planning and any work planned for the buildings will need to be done in conjunction with the roof work.

- B. **2021 Audit Review – Motion:** To accept the 2021 audit made by Jan Zobrist and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**
- C. **Wall Strategy Update** – Mark reported that he is working with Rey to get bids for the 5 ft. wall and will present at the January meeting.
- D. **CES Security Camera System Update** – Mark will report on the camera project when work has been completed by CES.
- E. **EV Group Update** – Mark reported that SDGE was on hold regarding the gas line work but that he read legislation was passed and that might free up funds.
- F. **Insurance Charter Draft, Discussion, Action** – Robert reported that the Insurance Cooperative has been operating the same way for some 40 years. No documentation could be found regarding the original formation of the group. He has received a lot of feedback regarding the charter and will take all the information back to the Insurance Cooperative before a recommendation is given to the L&R Committee. Decision needs to be made at the January meeting. **Motion:** To postpone this discussion to give the General Manager, 2023 L&R chair and the insurance committee more time for input made by Karen Perry and seconded by Jan Zobrist. **(Vote 10/0) Motion Passed.**

7. **NEW BUSINESS:**

- A. **Dehumidifiers for Health Club, Discussion, Action – Motion:** To approve the proposal from Phil’s Mechanical for \$16,000 to replace the dehumidifiers in both the Men’s and Women’s jacuzzi rooms in the Health Club made by Jan Zobrist and seconded by Irene Pedroza. **(Vote 10/0) Motion Passed.**
- B. **Coronado Shores App Development, Discussion** – Irene P. proposed a hybrid phone app to communicate information to homeowners/residents (Phase 1) on a trial basis for the first year. The first year would be paid by a sponsor. Future possibilities for the app would be reservations for BBQ’s, tennis, HC, etc. and connect to San Diego Notifications for emergency information. Irene will put together a Power Point presentation for the January meeting. All were in favor of moving forward with the Power Point presentation in January.

8. **SPECIAL ORGANIZATIONAL SESSION MEETING DATE:** A special meeting has been scheduled to elect the new Chair and Treasurer of the L&R Committee - **2:30pm, January 3, 2023 via Zoom.** <https://zoom.us/j/99584948660> Enter Meeting ID #995 8494 8660 and press join.

9. **NEXT GENERAL SESSION MEETING DATE:** 2:30pm, Thursday, January 19, 2023, Roeder Pavilion In-person and via Zoom.

10. **ADJOURNED: 4:00pm.**

Submitted By: Robert Clinton

Approved On: 1/20/2023