

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

January 18, 2024, 2:00pm, In-Person Underground/Zoom Conference Video Call

MINUTES

1. **CALL TO ORDER/ROLL CALL:** Robert Clinton called the meeting to order at 2:00pm.

<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	Bryan Card, Alternate
#7 La Perla	Beth Mulcahy-Elardo
#8 El Encanto	Jan Zobrist
#9 El Mirador	Irene Airin
#10 La Princesa	Linda Shenwick

ALSO ATTENDING:

L&R GM/Controller	Mark Merson
L&R Administration	Nathanial Maki, Rey Carvajal, Lois Gawaran, Missy Smith

2. **OPEN FORUM:** 1) Cheryl Nicoll, #4 – BC stage, noise, band equipment. 2) Sandy Brower, #10 – Oversized vehicle rules. 3) Jim Nix, #10 – Oversized vehicle rules. 4) Michelle Michi, #1 – Oversized vehicle rules. 5) Jim Michi, #1 - Oversized vehicle rules.

3. **APPROVE MINUTES:**

A. **General Session of November 16, 2023 – Motion:** To approve the General Session Minutes of November 16, 2023, made by Jan Zobrist and seconded by Beth Mulcahy-Elardo. **(Vote 10/0) Motion Passed.**

4. **REPORTS:**

A. **Management Report** – Mark gave an update on the status of projects in progress, completed, the amenities and departments and answered questions.

B. **Review of December 2023 Financials** – Mark reported the financial information and answered questions.

INCOME:	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
Administration	\$ 9,030.90	\$ 2,500.00	\$ 6,530.90
Assessments	\$ 3,129,472.31	\$ 3,129,472.31	\$ 0.00
Recreation/HC, RP, etc.	\$ 312,442.04	\$ 235,800.00	\$ 76,642.04
Recreation/Beach Club	\$ 404,899.41	\$ 391,750.00	\$ 13,149.41
TOTAL:	\$ 3,855,844.66	\$ 3,759,522.31	\$ 96,322.35

CGS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Beach Club:	\$ 162,370.33	\$ 162,232.09	\$ (138.24)
GROSS PROFIT:	\$ 3,693,474.33	\$ 3,597,290.22	\$ 96,184.11

EXPENSES:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Administration	\$ 673,361.62	\$ 740,161.00	\$ 66,799.38
Landscaping	\$ 382,827.26	\$ 400,000.00	\$ 17,172.74
Maintenance	\$ 992,764.86	\$ 856,899.00	\$ (135,865.86)

Recreation-Beach Club	\$ 257,708.97	\$ 277,474.00	\$ 19,765.03
Recreation-HC, RP, Etc.	\$ 154,716.74	\$ 160,791.22	\$ 6,074.48
Security	\$ 559,920.80	\$ 571,015.00	\$ 11,094.20
Utilities	\$ 697,023.07	\$ 590,950.00	\$ (106,073.07)
TOTAL:	\$ 3,718,323.32	\$ 3,597,290.22	\$ (121,033.10)
 NET INCOME:	 \$ (24,848.99)	 \$ 0.00	 \$ (24,848.99)

*Cabrillo would like to see the original invoice for CapEx project billing.

C. **Security Reports** – Nate shared security information and answered questions.

D. **Facilities Reports** – Rey presented slides showing work completed in 2023 and proposed work in 2024 and answered questions.

5. **ADVISORY REPORTS:**

A. **Beach Club Sub-Committee** – Jan Zobrist reported on the Beach Club meeting held on Tuesday, January 16th. The Beach Club Sub-Committee unanimously voted to recommend to the L&R Committee to remove the stage and have the band play in the corner, on the carpet, by the Monte Carlo Room on a trial basis. This item to be put on February L&R meeting agenda.

B. **Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, January 17th.

C. **Recreation Advisory Group** – Carlos Bonacich reported on the Recreation meeting held on Wednesday, January 17th.

D. **Facilities Advisory Group** – Karen Perry reported on the Facilities meeting held on Wednesday, January 17th. Karen pointed out that for the Master/Rehabilitation plan a special meeting needs to happen with the L&R Committee to determine what is wanted, develop scope and parameters to get a clearer picture.

E. **Insurance Committee** – Robert reported on the Insurance meeting held Tuesday, January 16th. The committee did not receive the liquor policy and the umbrella policy for L&R and a special meeting will need to be held once that information has been received.

6. **UNFINISHED BUSINESS:**

A. **Appointment of 2024 Officers, Discussion, Action** – The nominating committee consisted of Jan Zobrist, Jan Yanda and Jim Woolf. **Motion:** To nominate Robert Clinton as the 2024 L&R Chair made by Jan Zobrist and seconded by Jan Yanda. **(Vote 9/0, #10 abstain) Motion Passed.** **Motion:** To nominate Oliver McGonigle as the 2024 L&R Treasurer made by Jan Zobrist and seconded by Linda Shenwick. **(Vote 10/0) Motion Passed.**

B. **ERTC, Update** – Mark reported that Equifax is tracking the refund and he does not have a timeline on when the funds will be received. Mark asked that each L&R Member speak with their building manager to have them put the loan amount in their A/R if they have not done so.

C. **Lagoon Leak, Update, Discussion** – Mark reported that he has received two proposals and would like to get one additional. Of the two proposals received, one is considerably less. More information next month.

D. **Common Area Parking, Update, Discussion** – Deferred to Executive Session

E. **Master/Rehabilitation Plan, Update, Discussion** – Mark suggested having a meeting to discuss and define exactly what is wanted and needed.

7. **NEW BUSINESS:**

A. **2024 L&R Insurance, Discussion** – As of the meeting time, Kirk Miller had not sent over the L&R liquor and umbrella policy information. An L&R Special Meeting will be held next week to review and approve the insurance information. Mark will get clarification on \$832mil loss payout.

B. **Golf Carts, Discussion, Action** – Mark presented three proposals for new golf carts for the maintenance and security departments. 1) Icon West - \$34,229.19, 2) San Diego Golf Carts, LLC - \$28,553.84, 3) Golf Carts and More Inc - \$28,317.78. The Facilities Manager recommended going with San Diego Golf Carts - \$28,553.84. **Motion:** To approve the purchase of 3 golf carts from San Diego Golf Carts for \$28,553.84 made by Beth Mulcahy-Elardo and seconded by Oliver McGonigle. **(Vote 10/0) Motion Passed.**

C. Seismic Shut Off Upgrades, Discussion, Action – Mark reported that there are three seismic shut off valves that need to be upgraded and brought up to code. Hec’s Construction and Plumbing is a trusted vendor and has done a lot of work on the property. **Motion:** To approve Hec’s proposal for \$6,000 to upgrade three seismic shut off valves and bring up to code made by Jan Zobrist and seconded by Beth Mulcahy-Elardo. **(Vote 9/1, #1 no) Motion Passed.**

D. Health Club Equipment, Discussion, Action – Mark presented three quotes for each machine to be replaced. The Health Club supervisor confirmed that the lowest price option for each machine is sufficient and meets our needs. Hoist Treadmill - \$9,609.12, Out-Fit Stairmaster - \$5,654.00, Hoist Simple Trainer Cable Machine - \$5,964.67 for a total of \$21,227.29. **Motion:** To approve the purchase of 3 new machines for the Health Club, a Hoist Treadmill, Hoist Simple Trainer Cable Machine, and an Out-Fit Stairmaster for a total of \$21,227.29 made by Jan Yanda and seconded by Jan Zobrist. **(Vote 9/0, #10 absent) Motion Passed.**

8. **NEXT GENERAL SESSION MEETING DATE: 2:00pm, Thursday, February 15, 2024, L&R Office In-person and via Zoom.**

9. **ADJOURNED: 3:45pm.**

Submitted By:  Approved On: 2/13/24