

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

June 20, 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 | Andy Hurwich, Alternate |
| #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 | Alma Ronis, Alternate |
| #8 El Encanto | Jan Zobrist |
| #9 El Mirador | David Zacharias |
| #10 La Princesa | Linda Shenwick |

ALSO ATTENDING:

| | |
|--------------------|---|
| L&R GM/Controller | Mark Merson |
| L&R Administration | Nathaniel Maki, Lois Gawaran, Missy Smith |

2. **OPEN FORUM:** Seth Lansky, #5 – Pets, animals, service animals rule revision.

3. **APPROVE MINUTES:**

A. **General Session of May 16, 2024 – Motion:** To approve the General Session Minutes of May 16, 2024, made by Oliver McGonigle and seconded by Jan Zobrist. **(Vote 8/0, #1, 9 abstain) Motion Passed.**

4. **REPORTS:**

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

B. **Review of May 2024 Financials** – Mark reported the financial information and answered questions.

| INCOME: | <u>YTD Actual</u> | <u>YTD Budget</u> | <u>Variance</u> |
|------------------------------|-----------------------|------------------------|-----------------------|
| Administration | \$ 3,682.61 | \$ 2,083.35 | \$ 1,599.26 |
| Assessments | \$1,382,080.95 | \$ 1,382,080.95 | \$ 0.00 |
| Recreation/HC, RP, etc. | \$ 99,015.00 | \$ 116,514.08 | \$ (17,499.08) |
| <u>Recreation/Beach Club</u> | <u>\$ 139,263.67</u> | <u>\$ 141,795.56</u> | <u>\$ (2,531.89)</u> |
| TOTAL: | \$1,624,042.23 | \$ 1,642,473.94 | \$ (18,431.71) |

| CGS: | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|----------------------|-----------------------|------------------------|-----------------------|
| <u>Beach Club:</u> | <u>\$ 60,230.70</u> | <u>\$ 58,313.72</u> | <u>\$ (1,916.98)</u> |
| GROSS PROFIT: | \$1,563,811.53 | \$ 1,584,160.22 | \$ (20,348.69) |

| EXPENSES: | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|-----------------------|---------------|---------------|-----------------|
| Administration | \$ 316,833.23 | \$ 322,317.01 | \$ 5,483.78 |
| Landscaping | \$ 146,928.93 | \$ 148,633.30 | \$ 1,704.37 |
| Maintenance | \$ 407,089.85 | \$ 413,945.75 | \$ 6,855.90 |
| Recreation-Beach Club | \$ 117,493.47 | \$ 115,782.36 | \$ (1,711.11) |

| | | | |
|-------------------------|-----------------------|------------------------|---------------------|
| Recreation-HC, RP, Etc. | \$ 72,345.80 | \$ 62,733.84 | \$ (9,611.96) |
| Security | \$ 213,225.86 | \$ 210,223.49 | \$ (3,002.37) |
| <u>Utilities</u> | <u>\$ 254,903.65</u> | <u>\$ 275,622.40</u> | <u>\$ 20,718.75</u> |
| TOTAL: | \$1,528,820.79 | \$ 1,549,258.15 | \$ 20,437.36 |
| NET INCOME: | \$ 34,990.74 | \$ 34,902.07 | \$ 88.67 |

5. **ADVISORY REPORTS:**

- A. **Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, June 19th.
- B. **Recreation Advisory Group** – Carlos reported on the Recreation meeting held on Wednesday, June 19th.
- C. **Facilities Advisory Group** – Karen reported on the Facilities meeting held on Wednesday, June 19th.
- D. **Beach Club Sub-Committee** – There wasn't a Beach Club meeting in June, but Mick gave an update on what will be happening in July. July will be a very busy month with events; and bingo will be held on Thursdays as well as Mondays in July except for the 4th.

6. **UNFINISHED BUSINESS:**

- A. **Pets, Animals, Service Animals Rule Revision, Discussion, Action** – The 28-day comment period has been fulfilled. **Motion:** To approve the Pets, Animals, Service Animals Rule Revision/Procedure as presented by General Counsel with the following changes to the accommodation form, to strike Committee, change to office and to add confidentiality made by Robert Clinton and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**
- B. **PowerFlex EV Charging Stations, Discussion, Action – Motion:** To approve the quote from PowerFlex for the EV Charging Stations for \$25,790 made by Jim Woolf and seconded by Oliver McGonigle. **(Vote 6/4, #1, 2, 3, 5, 6, 10 yes, #4, 7, 8, 9 no) Motion Passed.**
- C. **Master/Rehabilitation Plan & RFP, Discussion – Motion:** To accept the RFP as presented and add a 60-day response deadline made by Karen Perry and seconded by Oliver McGonigle. **(Vote 10/0) Motion Passed.**
- D. **ERTC, Update** – Mark reported that the only response he has received was that it is still being processed.
- E. **Lagoon Leak, Update, Discussion** – Mark will try to schedule Champion Coatings to attend the next L&R meeting in July. He recommends using that company for the lagoon project.
- F. **2023 Audit, Update, Discussion** – Mark reported that he and Lois found a few anomalies and have sent them back to the auditor and will provide an update when received.
- G. **Fence for Public Parking Lot/La Perla Area, Discussion, Action** – The landscape committee said that the Natal Plum hedge is coming in fine and could use a couple more to enhance the hedge and add some additional vegetation to the ground for cover and a metal fence may not be necessary in that area.
- H. **Air Conditioning Fix for Health Club, Update** – Mark stated that the air handler has been installed and fully functional.

7. **NEW BUSINESS:**

- A. **Access Control Presentation, Discussion** – Shannon Beritzhoff and Jonathan Halley of Safe & Sound started the meeting off with a presentation on their access control product that would cost \$125k with a 1-year ongoing support package. It is a completely customizable system and can have 15k users.
- B. **New PC for Accounting/HR, Discussion, Action** – Mark said that the computer used by accounting/HR is from 2018 and needs to be in line with the rest of the office equipment, which is HP. **Motion:** To approve the purchase of the HP Z2 Tower G9 Workstation for \$1723 made by Jan Zobrist and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**
- C. **El Camino Power Vents, Discussion, Action:** On Memorial Day weekend, GL Pools had to resolve the power vent issue at the El Camino pool by replacing both power vents on pool heater 1 & 2.
- D. **Dryer for Health Club, Discussion, Action** – The dryer went out at the Health Club and needed to be replaced at a cost of \$1,039.15.
- E. **Pool Furnishings, Discussion, Action** – After inspecting the pools for summer, it was determined that 22 umbrellas and 9 umbrella bases were needed at a cost of \$1,968.47. **Motion:** To approve the payment of

\$4,866 to GL Pools for the replacement of the power vents on pool heater #1 & #2 of the El Camino pool on Memorial weekend, to approve the purchase of a new dryer for the Health Club for \$1,039.15 and the payment of \$1,968.47 for the purchase of 22 umbrellas and 9 bases for the pools made by Karen Perry and seconded by Jan Zobrist. **(Vote 9/0, #10 abstain) Motion Passed.**

F. Speed Bumps for South Campus, Discussion, Action - Tabled

8. **NEXT GENERAL SESSION MEETING DATE: 2:00pm, Thursday, July 18, 2024, L&R Office In-person and via Zoom.**
9. **ADJOURNED: 3:36pm.**

Submitted By:



Approved On:

7/19/24