

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

March 20, 2025, 2:00pm, In-Person Underground/Zoom Conference Video Call

MINUTES

1. **CALL TO ORDER/ROLL CALL:** Karen Perry called the meeting to order at 2:01pm.

<u>ASSOCIATION</u>	<u>REPRESENTATIVE</u>
#1 Cabrillo	Jan Yanda
#2 La Sierra	Jacque Sokolov
#3 Las Palmas	Robert Clinton
#4 Las Flores	Karen Perry, Chair
#5 El Camino	Carlos Bonacich
#6 La Playa	Jim Woolf
#7 La Perla	Beth Mulcahy-Elardo
#8 El Encanto	Lisa Portnoff
#9 El Mirador	Cheryl Mahoney
#10 La Princesa	Linda Shenwick

ALSO ATTENDING:

L&R Administration

Mark Merson, Lois Gawaran, Nathaniel Maki, Mick Cagney, Missy Smith

2. **OPEN FORUM:** 1) Jan Yanda, #1 – Hire management firm, put on April agenda.

3. **APPROVE MINUTES:**

- A. **General Session of February 20, 2025 – Motion:** To approve the General Session Minutes of February 20, 2025 with the following amendment, #6/A. line 9, end the motion after “presentations on our Master Plan” and remove “so that we can ultimately select one of them to be our master planner” made by Linda Shenwick and seconded by Jan Yanda. **(Vote 2/8, #1, 10 yes) Motion Failed. Motion:** To approve the February 20, 2025 minutes as presented made by Robert Clinton and seconded by Carlos Bonacich. **(Vote 8/1, #1 no, #10 abstain) Motion Passed.**

4. **REPORTS:**

- A. **Chair Report** – Karen reported that the L&R documents and protocols need updating and will be addressed at a future meeting.
- B. **Management Report** - Mark gave an update on the status of projects in progress, completed, the amenities, departments and answered questions. Mark reminded everyone that the Schmidt Design Group will be at the April L&R meeting to give their presentation for the master plan and the McMahon Group will be the following Thursday, 4/24 at a special meeting to give their presentation. The goal is to vote on our choice at the May L&R meeting.
- C. **Review of February 2025 Financials** – Mark reported the financial information through the end of February and answered questions.

INCOME:	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
Administration	\$ 355.90	\$ 1,666.66	\$ (1,310.76)
Assessments	\$ 660,345.74	\$ 660,345.74	\$ 0.00
Recreation/HC, RP, etc.	\$ 40,915.00	\$ 35,477.61	\$ 5,437.39
<u>Recreation/Beach Club</u>	<u>\$ 64,526.66</u>	<u>\$ 56,120.66</u>	<u>\$ 8,406.00</u>
TOTAL:	\$ 766,143.30	\$ 753,610.67	\$ 12,532.63

CGS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 27,552.16</u>	<u>\$ 26,422.16</u>	<u>\$ (1,130.00)</u>
GROSS PROFIT:	\$ 738,591.14	\$ 727,188.51	\$ 11,402.63

EXPENSES:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Administration	\$ 138,680.92	\$ 129,588.44	\$ (9,092.48)
Landscaping	\$ 56,711.83	\$ 61,250.00	\$ 4,538.17
Maintenance	\$ 165,523.99	\$ 175,297.34	\$ 9,773.35
Recreation-Beach Club	\$ 39,366.92	\$ 40,670.80	\$ 1,303.88
Recreation-HC, RP, Etc.	\$ 21,589.19	\$ 23,914.49	\$ 2,325.30
Security	\$ 80,760.61	\$ 86,408.32	\$ 5,647.71
<u>Utilities</u>	<u>\$ 111,547.87</u>	<u>\$ 133,672.11</u>	<u>\$ 22,124.24</u>
TOTAL:	\$ 614,181.33	\$ 650,801.50	\$ 36,620.17
 NET INCOME:	 \$ 124,409.81	 \$ 76,387.01	 \$ 48,022.80

D. Beach Club/IT Report – Mick reported that there wasn't a Beach Club meeting in March due to an unexpected emergency that came up. March was a good month at the Beach Club and as snow birds leave it should slow down until summer. He is currently working on the audio for the HC. Mick said that when we have the Master Plan presentations, the Beach Club could be used as a spectator gallery but attendees would not be able to ask questions so anyone with questions should zoom or show up in person at the presentation.

5. ADVISORY REPORTS:

A. Landscape Sub-Committee – Robert Clinton reported on the Landscape meeting held on Wednesday, March 19th.

6. UNFINISHED BUSINESS:

A. Master/Rehabilitation Plan, Update, Discussion – Mark previously reported that there will be a presentation by Schmidt Design Group on Thursday, April 17th first thing at the L&R meeting. Then on Thursday, April 24th at 2:00pm The McMahon Group will make their presentation. All residents are encouraged to attend. We are also planning to have a spectator viewing of the presentations at the Beach Club for residents.

B. 2024 Audit, Update – Mark reported that the audit is delayed, he is waiting on the auditor and then the audit may be ready next month for review.

7. NEXT GENERAL SESSION MEETING DATE: The next General Session meeting will be at 2:00pm, Thursday, April 17, 2025, L&R Office In-Person and via Zoom.

9. ADJOURNED: 2:46pm.

Submitted By: Karen Ray Approved On: April 18, 2025