

# CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

## GENERAL SESSION MEETING

January 16, 2025, 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	Jim Woolf
#7 La Perla	Beth Mulcahy-Elardo
#8 El Encanto	Jan Zobrist
#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 Zobrist, #8 – Vendor parking south campus. 2) Lisa Portnoff, #8 – Pool furniture and umbrellas. 3) Jan Yanda, #1 – CAG sponsored Sharp Hospital town hall.

3. **APPROVE MINUTES:**

- A. **General Session of November 21, 2024 – Motion:** To approve the General Session Minutes of November 21, 2024 with the following amendment; for the Motion made to have the buildings write-off the \$12,000 loan with the favorable CapEx budget balance for 2024 going back to the buildings (~\$20k), building #1 votes no (Vote 9/1, #1 no), made by Jan Zobrist and seconded by Jan Yanda. **(Vote 10/0 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 December 2024 Financials** – Mark reported the year-end financial information and answered questions.

<b>INCOME:</b>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
Administration	\$ 5,460.33	\$ .5,000.00	\$ 460.33
Assessments	\$3,466,994.27	\$ 3,316,994.27	\$ 150,000.00
Recreation/HC, RP, etc.	\$ 338,410.00	\$ 382,250.01	\$ (44,840.01)
Recreation/Beach Club	\$ 435,423.57	\$ 416,000.00	\$ 19,423.57
<b>TOTAL:</b>	<b>\$4,246,288.17</b>	<b>\$ 4,121,244.28</b>	<b>\$ 125,043.89</b>

<b>CGS:</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Beach Club:	\$ 192,588.14	\$ 166,499.66	\$ (26,088.48)
<b>GROSS PROFIT:</b>	<b>\$4,053,700.03</b>	<b>\$ 3,954,744.62</b>	<b>\$ 98,955.41</b>

<b>EXPENSES:</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Administration	\$ 796,191.67	\$ 824,438.66	\$ 28,246.99
Landscaping	\$ 397,227.63	\$ 400,000.00	\$ 2,772.37
Maintenance	\$1,046,003.21	\$ 1,029,064.00	\$ (16,939.21)

Recreation-Beach Club	\$ 283,083.79	\$ 277,961.20	\$ (5,122.59)
Recreation-HC, RP, Etc.	\$ 180,740.85	\$ 158,880.75	\$ (21,860.10)
Security	\$ 566,944.60	\$ 570,900.00	\$ 3,955.40
Utilities	\$ 665,382.89	\$ 693,500.01	\$ 28,117.12
<b>TOTAL:</b>	<b>\$3,935,574.64</b>	<b>\$ 3,954,744.62</b>	<b>\$ 19,169.98</b>

NET INCOME: \$ 118,125.39 \$ 118,125.39

- C. **Beach Club Report** – Mick reported on the Beach Club meeting that was held on Tuesday, January 14<sup>th</sup>.
- D. **Security Report** – Nathaniel compiled a report that compared 2023 security activity with 2024 activity and answered questions.

5. **ADVISORY REPORTS:**

- A. **Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, January 15<sup>th</sup>.
- B. **Facilities Advisory Group** – Karen and Mark reported on the Facilities meeting held on Wednesday, January 15<sup>th</sup>.
- C. **Insurance Committee Report** – Robert reported that the Insurance Committee voted to recommend to the L&R Committee to approve the 2025 Property and Liability Coverage.

6. **UNFINISHED BUSINESS:**

- A. **Master/Rehabilitation Plan, Update, Discussion** – Mark reported that he has received several RFP's and will go through them and email the four to the Committee for review for the next L&R meeting.

7. **NEW BUSINESS:**

- A. **Election of 2025 Officers, Discussion, Action** – The nominating committee, Beth Mulcahy-Elardo, Cheryl Mahoney, Jan Zobrist reported that there were two people up for nomination for the L&R Chair position, Karen Perry and Linda Shenwick, and no one for Treasurer. **Motion:** To nominate Karen Perry as the 2025 L&R Chair made by Jan Zobrist and seconded by Jim Woolf. **(Vote 8/1, #1 no, #10 abstain) Motion Passed.**  
**Motion:** To have Oliver McGonigle remain as the 2025 L&R Treasurer made by Carlos Bonacich and seconded by Jan Zobrist. **(Vote 8/0, #2, 10 abstain) Motion Passed.**
- B. **Electronic Meetings, Discussion, Action** – Mark requested that in 2025 the Board adopt a procedure from Davis-Sterling related to conducting electronic business for emergencies. The resolution should read as follows: *“Resolved that all current directors do hereby consent that electronic transmission may be used as a method of conducting a meeting including but now limited to electronic mail during the 2025 calendar year provided that the meeting is an emergency meeting.”* **Motion:** To approve conducting emergency meetings electronically made by Jim Woolf and seconded by Jan Yanda. **(Vote 10/0) Motion Passed.**
- C. **Approve L&R 2025 Insurance, Discussion, Action – Motion:** To approve the 2025 L&R Property and Liability Insurance Policy submitted by the Kirk Miller Agency in the amount of \$163,364.67 made by Robert Clinton and seconded by Jim Woolf. **(Vote 10/0) Motion Passed.**  
 \*Mark reminded the Committee that the payment in full is due on February 1<sup>st</sup> and to remind their manager.

- 8. **NEXT GENERAL SESSION MEETING DATE:** The next General Session meeting will be at 2:00pm, Thursday, February 20, 2025, L&R Office In-Person and via Zoom.

- 9. **ADJOURNED: 3:08pm.**

Submitted By: Karen Perry Approved On: 2/20/25