

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

October 17, 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 | Trisha Trowbridge, Alternate |
| #6 La Playa | Jim Woolf |
| #7 La Perla | Alma Ronis, Alternate |
| #8 El Encanto | Jan Zobrist |
| #9 El Mirador | Cheryl Mahoney |
| #10 La Princesa | Linda Shenwick |

ALSO ATTENDING:

L&R Administration

Lois Gawaran, Nathaniel Maki, Rey Carvajal,
Missy Smith

2. **OPEN FORUM:** 1) Kevin McAuliffe, #10 – Responsible without GM. 2) Joi Catlin, #10 – Status of GM. 3) Jan Zobrist, #8 – Concern for GM position. 4) Felicia Bell, #2 – ID Card rule change. 5) Alma Ronis, #7 – ID Card rule change. 6) Cheryl Nicoll, #4 – BC schedule of events.

3. **APPROVE MINUTES:**

A. General Session of September 19, 2024 – Motion: To approve the General Session Minutes of September 19, 2024 with the following change, remove Mark Merson as also attending made by Jim Woolf and seconded by Oliver McGonigle. **(Vote 9/0, #5 abstain) Motion Passed.**

4. **REPORTS:**

A. Review of September 2024 Financials – Lois reported the financial information and answered questions.

| INCOME: | <u>YTD Actual</u> | <u>YTD Budget</u> | <u>Variance</u> |
|------------------------------|-----------------------|------------------------|----------------------|
| Administration | \$ 4,793.74 | \$ 3,750.03 | \$ 1,043.71 |
| Assessments | \$2,637,745.70 | \$ 2,487,745.71 | \$ 149,999.99 |
| Recreation/HC, RP, etc. | \$ 281,005.00 | \$ 313,776.76 | \$ (32,771.76) |
| <u>Recreation/Beach Club</u> | <u>\$ 358,667.47</u> | <u>\$ 330,347.97</u> | <u>\$ 28,319.50</u> |
| TOTAL: | \$3,282,211.91 | \$ 3,135,620.47 | \$ 146,591.44 |

| CGS: | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|----------------------|-----------------------|------------------------|-----------------------|
| <u>Beach Club:</u> | <u>\$ 155,286.41</u> | <u>\$ 130,882.87</u> | <u>\$ (24,403.54)</u> |
| GROSS PROFIT: | \$3,126,925.50 | \$ 3,004,737.60 | \$ 122,187.90 |

| EXPENSES: | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|-------------------------|----------------------|----------------------|---------------------|
| Administration | \$ 540,937.94 | \$ 559,908.73 | \$ 18,970.79 |
| Landscaping | \$ 310,612.87 | \$ 312,499.94 | \$ 1,887.07 |
| Maintenance | \$ 751,933.64 | \$ 756,555.19 | \$ 4,621.55 |
| Recreation-Beach Club | \$ 207,674.75 | \$ 201,266.52 | \$ (6,408.23) |
| Recreation-HC, RP, Etc. | \$ 127,189.51 | \$ 112,059.88 | \$ (15,129.63) |
| Security | \$ 439,747.85 | \$ 444,016.63 | \$ 4,268.78 |
| <u>Utilities</u> | <u>\$ 493,694.39</u> | <u>\$ 515,415.28</u> | <u>\$ 21,720.89</u> |

| | | | |
|--------------------|-----------------------|------------------------|----------------------|
| TOTAL: | \$2,871,790.95 | \$ 2,901,722.17 | \$ 29,931.22 |
| NET INCOME: | \$ 255,134.55 | \$ 103,015.43 | \$ 152,119.12 |

- B. Security** – Nathaniel gave an update on the Safe & Sound project scheduled to begin mid-November.
- C. Facilities** – Rey gave an update on the lagoon leak and said that the El Camino gate issue has been resolved in-house and is working properly.

5. ADVISORY REPORTS:

- A. Beach Club Sub-Committee** – Due to Mick being out of town, there wasn't a Beach Club Sub-Committee meeting in October.
- B. Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, October 16th.
- C. Facilities Advisory Group** – Karen Perry reported on the Facilities meeting held on Wednesday, October 16th.

6. UNFINISHED BUSINESS:

- A. ID Card Rule change, Update** – Robert reported that there were numerous responses received regarding the ID card rule change and we should take them into consideration and rewrite the policy. **Motion:** The proposed rule change be abandoned made by Jim Woolf and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**

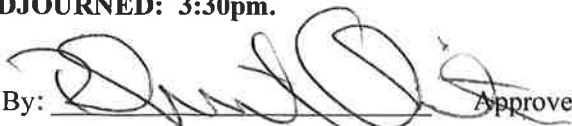
7. NEW BUSINESS:

- A. 2025 L&R Budget, Action** – Oliver and Lois went over the budget numbers in depth and answered any questions. **Motion:** To approve the 2025 total budget of \$4,362,074 for Operating and CapEx with a total increase of 9.96% from 2024 made by Oliver McGonigle and seconded by Jim Woolf. **(Vote 8/2, #1, 10 no) Motion Passed.**
- B. J Vitale Landscape Contract, Action** – The 2-year contract submitted would have a 3% increase for 2025 and a 3% increase for 2026. **Motion:** To accept the J Vitale 2-year contract for 2025/2026 with a 3% increase per year (\$25,273.13 per month in 2025 & \$25,994.24 per month in 2026) made by Jan Zobrist and seconded by Alma Ronis. **(Vote 9/1, #10 no) Motion Passed.**
- C. Proposals (4) Needing Approval, Action** – 1) Tennis court 1-6 subpanel upgrade – Rey presented 3 proposals, SRP Electric - \$1,950, CLD Electric - \$4,331, Ochoa Electric - \$3,023. Rey recommended SRP. **Motion:** To approve the bid from SRP Electric in the amount of \$1,950 to replace the tennis court sub-panel made by Linda Shenwick and seconded by Jan Zobrist. **(Vote 10/0) Motion Passed.** 2) El Camino pool lift replacement – Rey presented 2 proposals, Dansons Medical - \$9,159, Pool Supply Unlimited - \$10,593.03. Rey recommended Dansons Medical. **Motion:** To approve the Dansons Medical bid of \$9,159 to replace the El Camino pool lift made by Linda Shenwick and seconded by Jan Zobrist. **(Vote 10/0) Motion Passed.** 3) Beach Club Bar Floor Repair – Rey presented 3 proposals, PBH Builders - \$11,770, AGC Builders - \$12,687, Berkley Construction - \$21,379.75. Rey recommended AGC Builders. **Motion:** To approve the bid of \$12,687 from AGC Builders to repair the BC bar floor made by Robert Clinton and seconded by Karen Perry. **(Vote 10/0) Motion Passed.** 4) Christmas lights for the property – Rey presented 3 proposals, San Diego Window Cleaning - \$7,030, Ascension Home Services \$9,945, Outdoor Lighting Perspectives - \$7,854.98. Rey recommended SD Window Cleaning. **Motion:** To approve NTE \$11,500 for San Diego Window Cleaning to install the Christmas lights around the property made by Oliver McGonigle and seconded by Linda Shenwick. **(Vote 10/0) Motion Passed.**

- 8. NEXT GENERAL SESSION MEETING DATE: 2:00pm, Thursday, November 21, 2024, L&R Office In-person and via Zoom.**

- 9. ADJOURNED: 3:30pm.**

Submitted By:



Approved On:

11/21/24