

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

November 21, 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	Bruce Riesman, Alternate (2:07)
#7 La Perla	Beth Mulcahy-Elardo
#8 El Encanto	Jan Zobrist
#9 El Mirador	Cheryl Mahoney (2:03)
#10 La Princesa	Linda Shenwick

ALSO ATTENDING:

L&R Administration

Mark Merson, Lois Gawaran, Nathaniel Maki, Rey Carvajal, Missy Smith

2. **OPEN FORUM:** 1) Jim Nix, #10 – More pickleball courts. 2) Jan Zobrist, #8 – Pickleball on next agenda. 3) Jan Yanda, #1 – Against additional pickleball courts.

3. **APPROVE MINUTES:**

A. General Session of October 17, 2024 – Motion: To approve the General Session Minutes of October 17, 2024 made by Jan Zobrist and seconded by Beth Mulcahy-Elardo. **(Vote 8/0, #6, 9 absent) Motion Passed.**

4. **REPORTS:**

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

INCOME:	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
Administration	\$ 4,980.33	\$ 4,166.70	\$ 813.63
Assessments	\$2,914,161.89	\$ 2,764,161.90	\$ 149,999.99
Recreation/HC, RP, etc.	\$ 300,915.00	\$ 337,943.34	\$ (37,028.34)
<u>Recreation/Beach Club</u>	<u>\$ 382,974.43</u>	<u>\$ 360,756.68</u>	<u>\$ 22,217.75</u>
TOTAL:	\$3,603,031.65	\$ 3,467,028.62	\$ 136,003.03

CGS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 166,458.46</u>	<u>\$ 143,363.33</u>	<u>\$ (23,095.13)</u>
GROSS PROFIT:	\$3,436,573.19	\$ 3,323,665.29	\$ 112,907.90

EXPENSES:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Administration	\$ 586,591.26	\$ 618,869.16	\$ 32,277.90
Landscaping	\$ 335,947.37	\$ 341,666.60	\$ 5,719.23
Maintenance	\$ 838,927.25	\$ 836,957.55	\$ (1,969.70)
Recreation-Beach Club	\$ 230,047.44	\$ 222,875.06	\$ (7,172.38)
Recreation-HC, RP, Etc.	\$ 139,321.90	\$ 124,391.39	\$ 3,878.71
Security	\$ 482,432.36	\$ 486,311.07	\$ (1,572.72)
<u>Utilities</u>	<u>\$ 547,306.83</u>	<u>\$ 574,196.86</u>	<u>\$ 26,890.03</u>
TOTAL:	\$3,160,574.41	\$ 3,205,267.69	\$ 44,693.28

NET INCOME:

\$ 275,998.78

\$ 118,397.60

\$ 157,601.18

Motion: Due to the favorable CapEx expense versus budget, have the buildings write-off the \$12,000 loan given to the L&R in 2023 to clear the books made by Oliver McGonigle and seconded by Karen Perry. **(Vote 10-0) Motion Passed.**

*The Operating Budget increased 14.28% and the Capital Expense Budget decreased by 20% for a net increase of 9.96%.

- B. Security** – Nathaniel gave an update on the Safe & Sound project. He said the project is moving smoothly and that they are currently installing the new readers and came across one issue and needed to order a part to be installed to get all the readers up and running. We will have a 1 month overlap with Johnson Controls and then release them.
- C. Facilities** – The bar floor was completed, and the maintenance team was hooking the appliances back up. The Beach Club is scheduled to re-open on Friday.

5. **ADVISORY REPORTS:**

- A. Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, November 20th.
- B. Facilities Advisory Group** – Karen Perry reported that there wasn't a Facilities meeting held in November.
- C. Beach Club Sub-Committee** – No Information.

6. **UNFINISHED BUSINESS: N/A**

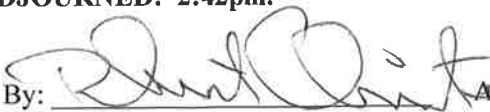
7. **NEW BUSINESS:**

- A. Nominating Committee, Discussion, Action – Motion:** To appoint Beth Mulcahy-Elardo, Cheryl Mahoney, and Jan Zobrist to the nominating committee made by Oliver McGonigle and seconded by Jan Yanda. **(Vote 10/0) Motion Passed.**
- B. L&R Health Insurance, Discussion, Action** – The insurance committee recommended the renewal of the HealthNet Medical plan and to add HealthNet Dental and Vision for a 5% discount to the Medical plan premium, stay with the Simnsa plans, and Guardian for Life & AD&D. **Motion:** To approve the proposal for \$117,434.98 for the L&R Employees Health, Dental, Vision, Life & AD&D insurance made by Linda Shenwick and seconded by Jan Zobrist. **(Vote 10/0) Motion Passed.**
- C. Proposal Needing Approval, Action** – Rey presented two proposals to replace the Roeder fire alarm panel, All County Fire \$5,843.53 and Symmons Fire Protection \$10,800. Rey recommended All County Fire. **Motion:** To approve the proposal from All County Fire for \$5,843.53 to replace the Roeder fire alarm panel made by Oliver McGonigle and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**

8. **NEXT GENERAL SESSION MEETING DATE:** No Meeting in December. The next meeting will be at 2:00pm, Thursday, January 16, 2025, L&R Office In-person and via Zoom.

9. **ADJOURNED: 2:42pm.**

Submitted By:



Approved On:

2/19/25