

# ***CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE***

## **GENERAL SESSION MEETING**

**March 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        | Jim Woolf                  |
| #7 La Perla        | Beth Mulcahy-Elardo (2:18) |
| #8 El Encanto      | Jan Zobrist                |
| #9 El Mirador      | Irene Pedroza Airin        |
| #10 La Princesa    | Linda Shenwick             |

**ALSO ATTENDING:**

L&R GM/Controller  
L&R Administration

Mark Merson  
Nathanial Maki, Lois Gawaran, Missy Smith

2. **OPEN FORUM:** None

3. **APPROVE MINUTES:**

- A. **General Session of February 15, 2024 – Motion:** To approve the General Session Minutes of February 15, 2024, made by Jan Zobrist and seconded by Karen Perry. **(Vote 9/0, #7 absent) Motion Passed.**
- B. **Special General Session of March 7, 2024 – Motion:** To approve the Special General Session Minutes of March 7, 2024, made by Jan Zobrist and seconded by Carlos Bonacich. **(Vote 9/0, #7 absent) Motion Passed.**

4. **REPORTS:**

- A. **Management Report** – Mark gave an update on the status of projects in progress, completed, the amenities and departments and answered questions.
- B. **Review of February 2024 Financials** – Mark reported the financial information and answered questions.

| <b>INCOME:</b>          | <u>YTD Actual</u>    | <u>YTD Budget</u>    | <u>Variance</u>     |
|-------------------------|----------------------|----------------------|---------------------|
| Administration          | \$ 560.32            | \$ 833.34            | \$ (273.02)         |
| Assessments             | \$ 552,832.38        | \$ 552,832.38        | \$ 0.00             |
| Recreation/HC, RP, etc. | \$ 44,175.00         | \$ 32,502.24         | \$ 11,672.76        |
| Recreation/Beach Club   | \$ 55,550.88         | \$ 56,429.93         | \$ (879.05)         |
| <b>TOTAL:</b>           | <b>\$ 653,118.58</b> | <b>\$ 642,597.89</b> | <b>\$ 10,520.69</b> |

| <b>CGS:</b>          | <u>Actual</u>        | <u>Budget</u>        | <u>Variance</u>    |
|----------------------|----------------------|----------------------|--------------------|
| Beach Club:          | \$ 30,076.52         | \$ 22,791.60         | \$ (7,284.92)      |
| <b>GROSS PROFIT:</b> | <b>\$ 623,042.06</b> | <b>\$ 619,806.29</b> | <b>\$ 3,235.77</b> |

| <b>EXPENSES:</b> | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|------------------|---------------|---------------|-----------------|
| Administration   | \$ 114,971.71 | \$ 111,863.05 | \$ (3,108.66)   |

|                         |                      |                      |                      |
|-------------------------|----------------------|----------------------|----------------------|
| Landscaping             | \$ 60,405.36         | \$ 61,133.32         | \$ 727.96            |
| Maintenance             | \$ 151,262.23        | \$ 150,370.81        | \$ (891.42)          |
| Recreation-Beach Club   | \$ 40,509.23         | \$ 40,752.44         | \$ 243.21            |
| Recreation-HC, RP, Etc. | \$ 25,706.56         | \$ 21,972.39         | \$ (3,734.17)        |
| Security                | \$ 80,206.90         | \$ 80,166.66         | \$ (40.24)           |
| Utilities               | \$ 111,317.26        | \$ 115,050.00        | \$ 3,732.74          |
| <b>TOTAL:</b>           | <b>\$ 584,379.25</b> | <b>\$ 581,308.67</b> | <b>\$ (3,070.58)</b> |
| <br>NET INCOME:         | <br>\$ 38,662.81     | <br>\$ 38,497.62     | <br>\$ 165.19        |

**5. ADVISORY REPORTS:**

- A. Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, March 20<sup>th</sup>.
- B. Recreation Advisory Group** – Carlos Bonacich reported on the Recreation meeting held on Wednesday, March 20<sup>th</sup>. Robert Clinton officially appointed Joe Carney as the new Beach Club Chair and Joe accepted.
- C. Facilities Advisory Group** – Karen Perry reported on the Facilities meeting held on Wednesday, March 20<sup>th</sup>.
- D. Beach Club Sub-Committee** – Jan Yanda reported on the Beach Club meeting held on Tuesday, March 19<sup>th</sup> and stated that Jennie Ellsworth will be the Beach Club sub-committee member representing El Encanto. Jan then gave a brief history of the Beach Club Committee/Sub-Committee and their responsibilities.

**6. UNFINISHED BUSINESS:**

- A. ERTC, Update** – No new information on this.
- B. Lagoon Leak, Update, Discussion** – Mark reported that he has received a proposal from Champion for \$175k and Bear Flag for \$275k and is redacting information from both to make a better RFP.
- C. Air Conditioning for Health Club, Update, Discussion** – Mark spoke with Phil's Mechanical to get a bid and will go out to other companies to get additional bids. Phil said it would take 2 weeks for completion.
- D. Common Area Parking Issues, Update, Discussion** – Mark reported that our legal department does not agree with the Barnacle device or booting a vehicle. Nathaniel gave 3 reasons for towing a vehicle on our property. 1) Parked in the fire lane; 2) No permit/no decal – issue 1 violation and wait 24 hours then tow; 3) 72-hour violation – after 3 citations then tow. Security will do their best to contact the vehicles owner through working with the nearest building or decal/permit building before towing. Nate also stated that it is easier to tow at night but often difficult to get an available tow truck or multiple trucks onsite. He also requested support for towing from the L&R Committee.
- E. Master/Rehabilitation Plan & RFP, Update, Discussion** – Mark said that he would create an RFP for the Master/Rehabilitation Plan for the next meeting and would try and send out a draft of it prior to the next meeting as well.

**7. NEW BUSINESS:**

- A. Fence for Public Parking Lot/La Perla Area, Discussion** – Mark will have a bid from Reliabuilt for the next meeting. The fencing should be consistent with the existing fencing in the area.
- B. L&R Worker's Comp 2024/2025 Policy, Discussion, Action** – Mark presented the Worker's Compensation proposal from the Kirk Miller Insurance Agency. The L&R portion is \$18,200. **Motion:** To approve \$18,200 to AmTrust for the L&R Worker's Compensation policy made by Robert Clinton and seconded by Karen Perry. **(Vote 10/0) Motion Passed.**
- C. L&R Liquor Liability 2024/2025 Policy, Update** – Mark presented the invoice from the Kirk Miller Insurance Agency for the Liquor Liability policy for 3/15/24 – 3/15/25 in the amount of \$2,042.
- D. Beach Club Equipment, Discussion, Action** – Mark presented 3 quotes for a commercial wine fridge, 1) Connoisseur Series 168 Dual Zone - \$3,299, 2) Avalon 24in wide 140 Bottle \$2,898, 3) Enofrigo 144 Bottle Dual Zone - \$7,139. He also presented 3 quotes for 50 new chairs for the BC, 1) National Public Seating folding chair - \$2,105, 2) Slat Back folding chair - \$3,098, 3) Titan Series Wood folding chair -

\$1,913. Mark also stated that the BC needed a new spotlight, everyone should have received those quotes prior to the meeting. **Motion:** To approve NTE \$7,613 to purchase the Connoisseur Series wine fridge for \$3,299, 50 Titan wood folding chairs for \$1,775 and the spotlight made by Jim Woolf and seconded by Oliver McGonigle. **(Vote 10/0) Motion Passed.**

8. **NEXT GENERAL SESSION MEETING DATE: 2:00pm, Thursday, April 18, 2024, L&R Office In-person and via Zoom.**
9. **ADJOURNED: 3:29pm.**

Submitted By:



Approved On:

4/18/24