

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

May 16, 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 2:02pm.

<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	Beth Mulcahy-Elardo
#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:** 1)

3. **APPROVE MINUTES:**

A. General Session of April 18, 2024 – Motion: To approve the General Session Minutes of April 18, 2024 with the following change to #7 C. - Motion: Adopt the policy change as proposed by General Counsel as written made by Oliver McGonigle 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 April 2024 Financials – Mark reported the financial information and answered questions.

INCOME:	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
Administration	\$ 3,682.61	\$ 1,666.68	\$ 2,015.93
Assessments	\$1,105,664.76	\$ 1,105,664.76	\$ 0.00
Recreation/HC, RP, etc.	\$ 81,340.00	\$ 82,241.44	\$ (901.44)
Recreation/Beach Club	\$ 113,530.25	\$ 117,109.39	\$ (3,579.14)
TOTAL:	\$1,304,217.62	\$ 1,306,682.27	\$ (2,464.65)

CGS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Beach Club:	\$ 43,490.82	\$ 47,707.34	\$ 4,216.52
GROSS PROFIT:	\$1,260,726.80	\$ 1,258,974.93	\$ 1,751.87

EXPENSES:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Administration	\$ 238,233.56	\$ 243,658.91	\$ 5,425.35
Landscaping	\$ 119,335.03	\$ 119,466.64	\$ 131.61
Maintenance	\$ 316,739.52	\$ 311,175.55	\$ (5,563.97)

Recreation-Beach Club	\$ 84,738.52	\$ 84,329.52	\$ (409.00)
Recreation-HC, RP, Etc.	\$ 55,220.93	\$ 46,635.41	\$ (8,585.52)
Security	\$ 161,336.73	\$ 162,544.43	\$ 1,207.70
<u>Utilities</u>	<u>\$ 213,143.41</u>	<u>\$ 219,501.32</u>	<u>\$ 6,357.91</u>
TOTAL:	\$1,188,747.70	\$ 1,187,311.78	\$ (1,435.92)

NET INCOME: \$ 71,979.10 \$ 71,663.15 \$ 315.95

5. ADVISORY REPORTS:

- A. Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, May 15th.
- B. Recreation Advisory Group** – Trisha Trowbridge reported on the Recreation meeting held on Wednesday, May 15th.
- C. Facilities Advisory Group** – Karen Perry reported on the Facilities meeting held on Wednesday, May 15th.
- D. Beach Club Sub-Committee** – Joe Carney reported on the Beach Club meeting held on Tuesday, May 14th and said that the tickets for the NYE party will go on sale on December 1st.

6. UNFINISHED BUSINESS:

- A. Common Area Parking Issues, Update, Discussion** – Nate reported that the security team is moving forward with the enforcement procedures for parking violations with citations with the rules attached.
- B. Master/Rehabilitation Plan & RFP, Update** – Mark is still working on the RFP.
- C. ERTC** – Lois has been reaching out for information but was told there is no new information.
- D. Lagoon Leak, Update** – Mark reported that the bids will be gathered for the June or July meeting and the work will begin in the Fall.
- E. 2023 Audit, Update** – Mark stated that he found an error that needed to be corrected and should have the audit results for the next L&R meeting.
- F. Fence for Public Parking Lot/La Perla Area, Update** – Mark reported that the landscape committee found another option for the fencing that would reduce the price so he will get a new bid on that to present.
- G. Air Conditioning for Health Club, Update** – Mark reported that Phil's Mechanical is about 2 weeks out for the installation of the air handler and that it will not require the Health Club to be closed during the installation process.

7. NEW BUSINESS:

- A. PowerFlex EV Charging Station Presentation, Discussion** – Mark introduced Alex Kaufman and Janelle Lindstrom of PowerFlex and they presented a PowerPoint presentation and answered questions. 50 level 2 chargers would cost \$25,790. Our decision needs to be made in the next 2 months or we could lose out on the incentives.

8. NEXT GENERAL SESSION MEETING DATE: 2:00pm, Thursday, June 20, 2024, L&R Office In-person and via Zoom.

9. ADJOURNED: 3:52pm.

Submitted By:  Approved On: 6/20/24