

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

July 18, 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	Mike Bradshaw, Alternate
#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 GM/Controller	Mark Merson
L&R Administration	Lois Gawaran, Missy Smith

2. **OPEN FORUM:** 1) Jan Zobrist #8 – Masterplan needed, 2) Oliver McGonigle #2 – Masterplan proponent, 3) Beth Mulcahy-Elardo #7 – Masterplan proponent, 4) Lisa Portnoff #5 & 8 – Masterplan proponent.

3. **APPROVE MINUTES:**

- A. **General Session of June 20, 2024 – Motion:** To approve the General Session Minutes of June 20, 2024, made by Jan Zobrist and seconded by Karen Perry. **(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 June 2024 Financials** – Mark reported the financial information and answered questions.

INCOME:	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
Administration	\$ 3,871.21	\$ 2,500.02	\$ 1,371.19
Assessments	\$1,658,497.14	\$ 1,658,497.14	\$ 0.00
Recreation/HC, RP, etc.	\$ 151,440.00	\$ 168,543.84	\$ (17,103.84)
<u>Recreation/Beach Club</u>	<u>\$ 179,363.56</u>	<u>\$ 181,822.02</u>	<u>\$ (2,458.46)</u>
TOTAL:	\$1,993,171.91	\$ 2,011,363.02	\$ (18,191.11)

CGS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<u>Beach Club:</u>	<u>\$ 76,459.29</u>	<u>\$ 73,943.90</u>	<u>\$ (2,515.39)</u>
GROSS PROFIT:	\$1,916,712.62	\$ 1,937,419.12	\$ (20,706.50)

EXPENSES:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Administration	\$ 379,443.97	\$ 382,152.44	\$ 2,708.47
Landscaping	\$ 225,128.38	\$ 224,999.96	\$ (128.42)
Maintenance	\$ 504,571.64	\$ 499,898.11	\$ (4,673.53)
Recreation-Beach Club	\$ 133,646.68	\$ 137,115.90	\$ 3,469.22
Recreation-HC, RP, Etc.	\$ 85,157.87	\$ 75,065.35	\$ (10,092.52)
Security	\$ 277,611.01	\$ 274,056.39	\$ (3,554.62)
<u>Utilities</u>	<u>\$ 310,580.19</u>	<u>\$ 331,767.93</u>	<u>\$ 21,187.74</u>

TOTAL:	\$1,916,139.74	\$ 1,925,056.08	\$ 8,916.34
NET INCOME:	\$ 572.88	\$ 12,363.04	\$ (11,790.16)

5. ADVISORY REPORTS:

- A. Landscape Sub-Committee** – Robert Clinton reported on the Landscape meeting held on Wednesday, July 17th.
- B. Recreation Advisory Group** – Carlos reported on the Recreation meeting held on Wednesday, July 17th.
- C. Facilities Advisory Group** – Karen reported on the Facilities meeting held on Wednesday, July 17th. The facilities advisory group recommends to the L&R Committee Safe & Sounds for the access control company for the project.
- D. Beach Club Sub-Committee** – The meeting held on Tuesday, July 16th's information was covered in the verbal recreation report.

6. UNFINISHED BUSINESS:

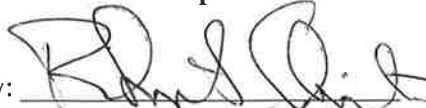
- A. Pets, Animals, Service Animals Rule Revision, Update** – Mark stated that if it is obvious that an individual needs a service animal, no tag will be necessary. He is still working on what is needed for a tag to complete the form and will send the form out when finished.
- B. PowerFlex EV Charging Stations, Update** – Legal is in the process of reviewing the PowerFlex and SDG&E contracts.
- C. Master/Rehabilitation Plan & RFP, Update** – Mark is researching a fifth company to send the RFP too and when they come back he will schedule either in person or zoom meetings and then narrow down to three to make a decision.
- D. ERC, Update** – Mark reported that there is no information available and that it may not happen.
- E. Lagoon Leak, Update** – Mark recommends using Champion Coatings company for the lagoon project. He thinks that they are the best to do the work.
- F. Fence for Public Parking Lot/La Perla Area, Discussion** – The landscape committee recommended adding 6 additional Natal Plums to the area to fill in the living fence and give it time to grow. If that isn't sufficient then take a look at adding the fencing at a later date.
- G. 2023 Audit, Update, Discussion, Action** – Mark reported that he needs to develop a plan to get rid of the deficit due to the carryover and unplanned expenses. Payroll will be signed off by the treasurer every other payroll. **Motion:** To accept the 2023 audit made by Linda Shenwick and seconded by Jan Zobrist. **(Vote 10/0) Motion Passed.**
- H. Access Control, Discussion, Action – Motion:** To approve the Safe & Sound proposal, NTE \$130,000 to be implemented after Labor Day made by Oliver McGonigle and seconded by Karen Perry. **(Vote 9/0, #10 abstain) Motion Passed.**

7. NEW BUSINESS:

- A. Transfer from CapEx to OpEx, Discussion, Action – Motion:** To transfer \$150,000 from the CapEx budget to the OpEx budget made by Linda Shenwick and seconded by Jim Woolf. **(Vote 10/0) Motion Passed.**
 - **August Agenda Item** – Speak to the CPA to see what the best way to forgive the \$120,000 loan, if it can be done.
- B. 2025 Budget, Discussion** – Mark stated that there are varying factors why income is down this year and the 2025 budget needs to be adjusted accordingly to get a realistic total.

8. NEXT GENERAL SESSION MEETING DATE: 2:00pm, Thursday, August 22, 2024, L&R Office In-person and via Zoom.

9. ADJOURNED: 3:08pm.

Submitted By:  Approved On: 9/20/24