# CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

# **GENERAL SESSION MEETING**

September 19, 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.

ASSC	CIATION	REPRESENTATIVE
#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
#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, Nathanial Maki, Rey Carvajal, Missy Smith

# 2. OPEN FORUM: None

# 3. APPROVE MINUTES:

A. General Session of July 18, 2024 – Motion: To approve the General Session Minutes of July 18, 2024, made by Jan Zobrist and seconded by Karen Perry. (Vote 9/0, #1 abstain) Motion Passed.

### 4. REPORTS:

A. Review of July & August 2024 Financials – Lois reported the financial information and answered questions. (Below is August Financials)

INCOME:	YTD Actual	YTD Actual YTD Budget		Variance	
Administration	\$ 4,537.04	\$ 3,333.36	\$	1,203.68	
Assessments	\$2,361,329.51	\$ 2,211,329.52	\$	149,999.99	
Recreation/HC, RP, etc.	\$ 259,465.00	\$ 290,237.36	\$	(30,772.36)	
Recreation/Beach Club	\$ 327,072.46	\$ 298,631.40	\$	28,441.06	
TOTAL:	\$2,952,404.01	\$ 2,803,531.64	\$	148,872.37	
CGS:	<u>Actual</u>	Budget	<u>Variance</u>		
Beach Club:	\$ 139,885.51	\$ 117,974.10	\$	(21,911.41)	
GROSS PROFIT:	\$2,812,518.50	\$ 2,685,557.54	\$	126,960.96	
EXPENSES:	Actual	Budget		Variance	
Administration	\$ 502,034.16	\$ 500,073.30	\$	(1,960.86)	
Landscaping	\$ 285,957.24	\$ 283,333.28	\$	(2,623.96)	
Maintenance	\$ 675,118.40	\$ 675,702.83	\$	584.43	
Recreation-Beach Club	\$ 184,463.24	\$ 179,657.98	\$	(4,805.26)	
Recreation-HC, RP, Etc.	\$ 115,230.53	\$ 99,728.37	\$	(15,502.16)	
Security	\$ 397,037.65	\$ 401,722.19	\$	4,684.54	
Utilities	\$ 436,299.98	\$ 459,653.07	\$	23,353.09	
TOTAL:	\$2,596,141.20	\$ 2,599,871.02	\$	3,729.82	

- **B.** Security Nathanial reported on security staffing including pool monitors and summer incidents.
- **C.** Facilities Rey reported on current upgrades, work in progress, work completed in-house savings, and future projects.

### 5. ADVISORY REPORTS:

- **A. Beach Club Sub-Committee** Carlos Bonacich reported on the Beach Club meeting held on Tuesday, September 17<sup>th</sup>.
- **B.** Landscape Sub-Committee Robert Clinton reported on the Landscape meeting held on Wednesday, September 18<sup>th</sup>.
- C. Facilities Advisory Group No meeting held in September.
- **D.** Recreation Advisory Group Robert explained the new meeting format for Recreation. If there is something to address, report it directly to the L&R office/GM to get it resolved immediately. This will be a more efficient process. Beth reported that her kids donated \$1400 to Coronado Schools Foundation from the proceeds that they made at the Water Park event held in August.

### 6. UNFINISHED BUSINESS:

- **A. Master Redevelopment Plan Update** Robert reported that Mark sent out the revised RFP and did hear back from 3 companies. One company did a walk of the property. The deadline has been extended until the end of September and could be the end of October depending on the response. We will reach out by phone to prospective companies as well.
- **B.** Safe & Sound Contract Update Robert and Nathanial reported that Safe & Sound offered a new equipment option at a more reasonable price. **Motion:** To approve the new vendor, Verkada, within the Safe & Sound contract for a total amount of \$98,452.72 made by Linda Shenwick and seconded by Oliver McGonigle. (Vote 10/0) Motion Passed.
- C. PowerFlex EV Charging Stations, Update Legal is still working on certain aspects of the contract. Certain things they would not negotiate on and legal is going over several redline versions. Motion: For the L&R Committee to postpone this project until January for further consideration made by Jan Zobrist and seconded by Beth Mulcahy-Elardo. (Vote 7/3) Motion Passed.

# 7. NEW BUSINESS:

- A. Ochoa Electric Invoice, Action Emergency repair, El Camino pool panel replacement in the pump room. Motion: To approve the panel replacement repair by Ochoa Electric in the amount of \$9,906.78 from CapEx made by Jan Zobrist and seconded by Oliver McGonigle. (Vote 8/1, #1 no, #10 abstain) Motion Passed.
- B. ID Card Rule Change, Action Our current rule allows for a guest who stays overnight in the unit for more than 3 days to get an access card. Motion: To make a rule change to delete "or a Guest who stays overnight in the Unit for MORE than 3 days" from the Rules & Regulations booklet and allow the 28-day notification period effective today made by Linda Shenwick and seconded by Karen Perry. (Vote 10/0) Motion Passed.
- 8. NEXT GENERAL SESSION MEETING DATE: 2:00pm, Thursday, October 17, 2024, L&R Office Inperson and via Zoom.

9. ADJOURNED: 3:35pm-

aitted By: Approved On: