

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

April 17, 2025, 2:00pm, In-Person Underground/Zoom Conference Video Call

MINUTES

1. **CALL TO ORDER/ROLL CALL:** Karen Perry 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 |
| #4 Las Flores | Karen Perry, Chair |
| #5 El Camino | Carlos Bonacich |
| #6 La Playa | Absent (Jim Woolf) |
| #7 La Perla | Beth Mulcahy-Elardo (Zoom) |
| #8 El Encanto | Lisa Portnoff (Zoom) |
| #9 El Mirador | Absent (Cheryl Mahoney) |
| #10 La Princesa | Linda Shenwick |

ALSO ATTENDING:

L&R Administration

Mark Merson, Nathaniel Maki, Mick Cagney, Missy Smith, Rey Carvajal

2. **OPEN FORUM:** 1) Lisa Portnoff, #8 – Additional Pickleball courts for summer using soft balls. 2) Joi Catlin, #10 – EV charging stations (new funding programs).

3. **APPROVE MINUTES:**

- A. General Session of March 20, 2025 – Motion:** To approve the General Session Minutes of March 20, 2025 with the following amendment, page 2, #5A, line 2 – strike “and answered questions.” Going forward, identify Committee Members and GM if attending by Zoom. **Motion:** To approve the March 20, 2025 minutes as amended made by Oliver McGonigle and seconded by Robert Clinton. **(Vote 8/0, #6, 9 absent) Motion Passed.**

4. **REPORTS:**

- A. Chair Report** – Karen reported that the L&R documents and protocols need updating and will be addressed at a future meeting.
- B. Management Report** - Mark gave an update on the status of projects in progress, completed, the amenities, departments and answered questions. Mark reminded everyone that the McMahon Group will be the presenting their Master Plan proposal on Thursday, 4/24 at a special L&R meeting.
- C. Review of March 2025 Financials** – Mark reported the financial information through the end of March and answered questions.

| <u>INCOME:</u> | <u>YTD Actual</u> | <u>YTD Budget</u> | <u>Variance</u> |
|-------------------------|------------------------|------------------------|---------------------|
| Administration | \$ 1,440.90 | \$ 2,499.99 | \$ (1,059.09) |
| Assessments | \$ 990,518.61 | \$ 990,518.61 | \$ 0.00 |
| Recreation/HC, RP, etc. | \$ 56,465.00 | \$ 52,414.94 | \$ 4,050.06 |
| Recreation/Beach Club | \$ 98,778.05 | \$ 89,153.99 | \$ 9,624.06 |
| TOTAL: | \$ 1,147,202.56 | \$ 1,134,587.53 | \$ 12,615.03 |

| <u>CGS:</u> | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|----------------------|------------------------|------------------------|---------------------|
| Beach Club: | \$ 36,248.03 | \$ 41,460.87 | \$ 5,212.84 |
| GROSS PROFIT: | \$ 1,110,954.53 | \$ 1,093,126.66 | \$ 17,827.87 |

| <u>EXPENSES:</u> | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|------------------|---------------|---------------|-----------------|
|------------------|---------------|---------------|-----------------|

| | | | |
|-------------------------|--------------------------|--------------------------|-------------------------|
| Administration | \$ 201,113.44 | \$ 192,982.73 | \$ (8,130.71) |
| Landscaping | \$ 88,698.45 | \$ 91,875.00 | \$ 3,176.55 |
| Maintenance | \$ 277,330.25 | \$ 270,497.84 | \$ (6,832.41) |
| Recreation-Beach Club | \$ 60,612.21 | \$ 63,777.07 | \$ 3,164.86 |
| Recreation-HC, RP, Etc. | \$ 31,303.00 | \$ 37,700.88 | \$ 6,397.88 |
| Security | \$ 123,009.32 | \$ 129,612.48 | \$ 6,603.16 |
| Utilities | \$ 171,526.20 | \$ 193,217.87 | \$ 21,691.67 |
| TOTAL: | \$ 953,592.87 | \$ 979,663.87 | \$ 26,071.00 |
| NET INCOME: | \$ 157,361.66 | \$ 113,462.79 | \$ 43,898.87 |

- D. Beach Club/IT Report** – Mick reported on the Beach Club meeting held on Tuesday, April 15th and said that the Beach Club is in very good shape prior to summer. There were no volunteers for the Chair position for the Beach Club so Mick will ask again at the next meeting in May. He is phasing in new bands and phasing out some of the older bands and starting up trivia nights with a new program that is better and should attract larger crowds this summer. Mick said that he is in the process of hiring a couple part-time summer people. He has had a few fixes in the IT department and currently there are a few machines in the Health Club that have no audio but the part to repair them has been ordered and the audio for those machines will be fixed once the parts arrive.

5. ADVISORY REPORTS:

- A. Landscape Sub-Committee** – The Landscape Sub-Committee now meets every other month; the next meeting will take place on May 21st.

6. UNFINISHED BUSINESS:

- A. Master/Rehabilitation Plan, Presentation, Q&A** – Karen prefaced that there are comment cards to fill out for people who may have questions and after both presentations are made those questions will be compiled for the May meeting. Mark introduced Schmidt Design Group, who then gave a 30-minute power point presentation on their process and what they would do to renovate the property, and what steps they would take. After the presentation each building had the opportunity to ask questions.
- B. Master/Rehabilitation Plan Process Document** – Mark created a document to refer to regarding the master plan process. There will be one additional presentation next week by McMahon Community Consultants on Thursday, April 24th at 2:00pm. The Beach Club will have the meeting via Zoom to accommodate a larger crowd. The vote to accept either company will be held at the May L&R meeting on Thursday, May 22nd.
- C. 2024 Audit, Update** – Mark reported that the auditor is behind and will not be able to do anything until mid-May and he hopes to have the completed audit to share at the June L&R meeting.

7. NEW BUSINESS:

- A. Fire Magic BBQs, Discussion, Action** – Mark presented a quote for 19 new BBQs and an installation quote from Islander Extreme, Inc. **Motion:** To approve the proposal from Fire Magic for the 19 BBQs for \$78,971.30 and the install proposal from Islander Extreme, Inc for \$10,500 for a total of \$89,471.30 made by Oliver McGonigle and seconded by Robert Clinton. (Vote 6/2, #2, 3, 4, 5, 7, 8 yes, #1, 10 no, #6, 9 absent) **Motion Passed.**
- B. Health Club A/C, Discussion, Action** – Mark stated that the ongoing issue with the Health Club air conditioning was due the original job not being done correctly in 2022 and presented 3 proposals to get it working properly. Friars PHA - \$26,522, Air Pro - \$27,306, Anderson PHA - \$39,472 and his recommendation is Air Pro since they perform preventive maintenance on our a/c units. **Motion:** To approve the proposal from Air Pro for \$27,306 made by Oliver McGonigle and seconded by Robert Clinton. (Vote 8/0, #6, 9 absent) **Motion Passed.**

- 8. NEXT GENERAL SESSION MEETING DATE:** The next General Session meeting will be at 2:00pm, Thursday, May 22, 2025, L&R Office In-Person and via Zoom.

- 9. ADJOURNED: 3:30pm.**

Submitted By: _____

Approved On: May 22, 2025

*Karen Perry -
reviewed*