

CORONADO SHORES LANDSCAPE & RECREATION COMMITTEE

GENERAL SESSION MEETING

October 16, 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	Mike Bradshaw, Alternate
#2 La Sierra	Oliver McGonigle (Zoom)
#3 Las Palmas	Mike Brennan
#4 Las Flores	Karen Perry, Chair
#5 El Camino	Greg Siebenthal
#6 La Playa	Jim Woolf
#7 La Perla	Beth Mulcahy-Elardo (Zoom)
#8 El Encanto	Lisa Portnoff (Zoom)
#9 El Mirador	Cheryl Mahoney
#10 La Princesa	Linda Shenwick

ALSO ATTENDING:

L&R Administration

Alan Aegerter, Nathaniel Maki, Mick Cagney,
Lois Gawaran, Missy Smith, Rey Carvajal,
Shelly Brown

2. **OPEN FORUM:** 1) Bruce Riesman, #6 – Committee functionality, master plan suggestions for community projects. 2) Trisha Trowbridge, #5 – Welcome Alan! Updating Rules and Articles.

3. **APPROVE MINUTES:**

A. General Session Minutes of September 18, 2025 – Motion: To approve the September 18, 2025 minutes made by Greg Siebenthal and seconded by Beth Mulcahy-Elardo. **(Vote 9/0, #3 abstain)**
Motion Passed.

4. **REPORTS:**

A. Chair Report – Karen informed the Committee that this would be her last meeting as the Chair as she will no longer be on the Las Flores Board as of November 15th.

B. Management Reports:

1. **General Manager** – Alan thanked Karen for her service to the Committee.

2. **Security** – Nate shared the security reports showing the difference between 2024 and 2025 for Q2-Q3 and provided a summary of projects/issues and answered questions.

3. **Facilities** – Rey provided a report on projects in progress, planned and completed. He gave an update on the lagoon project, the pool pump rooms, Limble, and is getting quotes for Christmas lights and answered questions.

4. **Beach Club** – Shelly reported that the Beach Club is doing well and looking to meet the projected goal. NYE is all arranged, and tickets will be on sale for \$100 from 12/1-12/14 and the price increases to \$115 beginning 12/15. The new coffee machine has been ordered and paid for and as soon as it arrives and the staff is trained it will be available for use. Hours of operation will be 8:00am until the Beach Club closes. The prices will be between \$3 - \$6. The hot dog price will be \$6 beginning 10/20.

C. Review of September 2025 Financials – Lois reported the financial information through the end of September and answered any questions.

INCOME:	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>
Administration	\$ 3,078.47	\$ 7,499.97	\$ (4,421.50)
Assessments	\$ 2,971,555.83	\$ 2,971,555.83	\$ 0.00
Maintenance	\$ 570.00	\$ 0.00	\$ 570.00
Recreation/HC, RP, etc.	\$ 261,851.00	\$ 227,626.82	\$ 34,224.18
Recreation/Beach Club	\$ 370,866.63	\$ 357,268.97	\$ 13,597.66
TOTAL:	\$ 3,607,921.93	\$ 3,563,951.59	\$ 43,970.34

CGS:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Beach Club:	\$ 150,745.19	\$ 157,387.05	\$ 6,641.86
GROSS PROFIT:	\$ 3,457,176.74	\$ 3,406,564.54	\$ 50,612.20

EXPENSES:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Administration	\$ 632,443.49	\$ 626,917.06	\$ (5,526.43)
Landscaping	\$ 306,396.13	\$ 330,625.00	\$ 24,228.87
Maintenance	\$ 934,229.58	\$ 885,720.41	\$ (48,509.17)
Recreation-Beach Club	\$ 228,626.48	\$ 228,110.45	\$ (516.03)
Recreation-HC, RP, Etc.	\$ 119,034.95	\$ 127,291.59	\$ 8,256.64
Security	\$ 442,499.86	\$ 453,837.44	\$ 11,337.58
Utilities	\$ 531,234.28	\$ 587,980.64	\$ 56,746.36
TOTAL:	\$ 3,194,464.77	\$ 3,240,482.59	\$ 46,017.62
NET INCOME:	\$ 262,711.97	\$ 166,081.95	\$ 96,630.02

*Check FDIC insurance cap at \$250,000, may need to move over max to another institution. Payroll audits are being completed, and payroll is being reviewed and signed off by a committee member.

5. UNFINISHED BUSINESS:

A. 2026 Budget Discussion, Action – Greg reported that the maintenance department is needing one additional full-time person and one additional pool monitor is requested for next summer to be included in the 2026 budget. **Motion:** To approve the 2026 Operating Assessment Revenue Budget at \$4,156,982.15 as presented made by Linda Shenwick and seconded by Jim Woolf. **(Vote 9/1, #1 no) Motion Passed. Motion:** Authorize the expenditure level for planned projects (CapEx) NTE \$475,576 as requested by the General Manager for 2026 made by Linda Shenwick and seconded by Mike Brennan. **(Vote 9/1, #1 no) Motion Passed.**

6. NEW BUSINESS:

A. Rules Handbook Revision for Review – Nate asked the Committee to look over the current Rules and Regulations and share with their board and building managers and provide input regarding any changes they would like to see.

B. Articles of Operation Revision for Review – Alan provided a copy of the current Articles of Operation to ensure that all provisions remain current and accurately reflect our present operations and organizational practices. He said that he will redline a copy and send it out to the Committee for revisions and any updates needed. These changes will be voted on at the January meeting.

C. Code of Conduct for Review – Alan provided the Code of Conduct for the Committee’s review and consideration as these documents establish guidelines for professional behavior, meeting procedures, and decision-making processes with the intent to determine whether these standards should be formally adopted and followed moving forward to promote consistency, fairness, and efficiency during Board and Committee meetings and asked the Committee to review and provide feedback and recommendations for discussion at the next meeting.

D. Roberts Rules of Order for Review – Robert’s Rules of Order are included in the Articles of Operation.

6. NEXT GENERAL SESSION MEETING DATE: The next General Session meeting will be at 2:00pm, Thursday, November 20, 2025, L&R Office In-Person and via Zoom.

7. ADJOURNED: 3:25pm.

Submitted By: _____ Approved On: _____

DRAFT