

Point Loma Tennis Club
Board of Directors Meeting Minutes
April 24, 2018

The Meeting was called to order at 6:15 pm in the Association Club House and a quorum established.

Directors Present: Bill Scarfia, President
Laurie Rennie, Vice President
Valerie Hume, Treasurer
Lorenza Rivero, Secretary
Alessandra Rocha, Director
Tina Padilla, Director

Directors Absent: Eileen Robinson, Director

President's Remarks – Homeowners were welcomed to the meeting and participation is encouraged.

Announcements – None

Homeowners Comments – The Board of Directors were thanked for all they do for the community.

The SDG&E account number was requested so that the owner can contact SDG&E directly regarding the reason the entire rebate was not paid in full to the Association. The owner was referred to the office for the account numbers.

It was requested that another umbrella be installed in the table on the tennis courts and that the couch in the TV Room be cleaned. New umbrellas have been ordered and the couch will be scheduled for cleaning.

The FHA certification has expired and is currently being renewed. Small branches continue to fall from the Eucalyptus Tree in front of 4012 Valeta. It was questioned when the locks would be installed on the trash enclosure and recycle at 4012 Valeta. Locks for all the trash and recycle containers were approved the previous year but once the Board changed other options were being explored. The item will be placed back on the agenda. In the mean time all the double doors in the three story buildings will be secured with locks that are keyed to the common areas.

Committee Reports

Landscape – Weststar is continuing to do the requested maintenance replacement planting where needed per the Landscape Committee's direction and within the

monthly budget. Weststar and the Manager will attend the next Committee Meeting and walk through.

Maintenance – The Committee meets quarterly and most recently met two weeks ago and noted that the list of requests from the previous meeting had been completed in addition to the regular tasks and building renovation that is currently underway. Notes from the recent meeting will be submitted to Management for implementation.

Communications – There has been no formal meeting however the Committee is receiving recommendations for the unused tennis courts.

Social – The next social event will be the annual Memorial Day party by the pool. Additional information will be posted prior to the event.

Managers Report – The SDG&E outage on Friday caused us to lose several of our monthly reports that we hand out every meeting. The information will be pulled off the backup files and will be available for the May Meeting.

The balconies at 3982 Valeta are being inspected and repaired. One the repairs are completed the building will be painted. Spalling has been discovered on a few of the first-floor balconies which will require additional repairs.

Twenty work orders have been completed in addition to the renovation and repair work that the crew is doing.

Review Meeting Minutes – The March 27, 2018 Board of Directors Meeting Minutes were reviewed. Director Rennie moved with Director Rocha seconding to approve the Minutes as submitted with changes to the Social Committee Report to indicate that the Committee is looking for DJ volunteers.

Review Financial Report – The ratio of cash to payables is 4 to 3 and year to date there is \$56,000.00 excess revenue over expenses. Total Operating \$45,016.39, Total Reserves \$544,574.75, Total Accounts Receivable \$15,753.99, Total Current Assets \$605,345.13, Total Accounts Payable \$33,060.73, Total Equity \$72,284.40, Total Liabilities & Equity \$605,345.13. Director Rennie moved with Director Hume seconding to approve the Financial Report as submitted. The motion passed unanimously.

New Business

Repair Block Retaining Wall Adjacent To Club House & Tennis Courts – The Board of Directors reviewed a proposal submitted by Weststar Landscape to repair the damaged retaining wall adjacent to the Club House & Tennis Courts. Director

Padilla moved with Director Scarfia seconding to approve the proposal as submitted at a cost of \$6,975.00. The motion passed unanimously.

Roof Replacement – The Board of Directors reviewed re-roofing proposals submitted by Premier Roofing for the re-roofing of 4012 Valeta at a cost of \$69,940.00 and 4098 Valeta at a cost of \$113,847.00.

The additional expense for 4098 Valeta was due to there being no direct access to the building from the street. The manager has requested another estimate for 4098 Valeta to verify the additional costs associated with no street access. Director Rennie moved with Director Padilla seconding to proceed with the proposal submitted by Premier Roofing for the re-roofing of 4012 and 4098 Valeta with a cost not to exceed \$113,847.00 for 4098 Valeta. The motion passed unanimously.

Elevator Modernization – The Board of Directors reviewed a proposal of \$69,793.00 from Thyssenkrupp Elevator for the modernization of the elevator at 3982 Valeta Street. Director Padilla moved with Director Rocha seconding to approve the proposal as submitted. The motion passed unanimously.

Current insurance certificates will be verified for all vendor prior to work beginning.

Homeowner Comments - There is graffiti scratched in the elevator cab at 3982

There being no further business the Meeting was adjourned to Executive Session at 6:58 pm.