

Point Loma Tennis Club  
Board of Director Meeting Minutes  
May 22, 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  
Eileen Robinson, Director  
Alessandra Rocha, Director

Directors Absent: Lorenza Rivero, Secretary  
Tina Padilla, Director

President's Remarks – It was noted that the position of President can make motions and cast votes the same as the other Directors.

Announcements – The Tree Recommendation line item on the Agenda will be tabled to the next meeting as the third estimate had just been received and the Board has not had a chance to review it.

Homeowners Comments – 4012 Valeta roof cleaning, landscape and tree removal was addressed. 3982 Valeta elevator is not the last to be modernized 4082 Valeta also needs to be done. \$1,790.00 SDG&E rebate received was for one building not two as shown on the income statement.

#### Committee Reports

Landscape – Weststar Landscape has submitted an estimate for the next landscape renovation project at 2654 Worden at a cost of \$17,475.00. This estimate includes renovation of the landscape and irrigation around the entire building. Director Scarfia moved with Director Padilla seconding to approve the estimate as submitted. The motion passed unanimously.

New plant material and irrigation upgrades will be installed at 4012 and 3982 Valeta.

Maintenance – No report. Any maintenance requests should be submitted directly to the Manager.

Communication – No report.

Social – The annual Memorial Day pool party will be held on Saturday. Food will be provided by Full Belly Barbecue. The Committee is still looking for a DJ.

Manager’s Report – With the new shrubs along the side walk the maintenance staff use the streets and alleys to travel around the perimeter of the community. A new ping pong and fuse ball table have been set up in the game room. The couch in the TV room is scheduled for steam cleaning the following week and the recently replaced window will have the tint reinstalled. The maintenance staff has completed 27 work orders during the month in addition to their daily maintenance duties. Five irrigation leaks caused by original thin walled pipe have been located and repaired.

Review Board of Directors Meeting Minutes – The April 24, 2018 Board of Directors Meeting Minutes were reviewed. Directors Rennie moved with Directors Rocha seconding to approve the minutes as submitted with a typographical correction. The motion passed unanimously.

Review Financial Report – The April 30, 2018 Financial Report was reviewed. Total Operating Account \$60,799.66, Total Reserve Fund \$538,573.23, Total Accounts Receivable \$23,990.67, Total Assets \$623,363.56, Total Accounts Payable \$50,665.85, Total Liabilities \$50,665.85, Total Equity \$572,697.71, Total Liabilities & Equity \$23,363.56. Director Rennie moved with Director Hume seconding to approve the April Financial report as submitted. The motion passed unanimously.

#### New Business

Spalling Repair – During building renovation significant concrete damage was discovered on the first-floor concrete deck of 264 at 3982 Valeta. Further inspection of the first-floor concrete decks on the three-story buildings resulted in an additional nine first-floor balconies that need varying degrees of repair. Estimates for the repair of unit 264 from ACE Restoration \$19,850.00, AV Builder \$11,791.00 and Hamilton Pacific \$5,889.00 were reviewed. After some discussion Director Rennie moved with Director Scarfia seconding to proceed with Hamilton Pacific for the repair of the balcony of unit 264 and to have the Association Attorney review and approve the contract prior to signing. If the 264 repair goes well the remaining nine balconies will also be contracted for. The motion passed unanimously.

Request For Variance – The Board reviewed a request from unit 187 to install a ring on the garage floor to lock a motorcycle to. The details were not clear and the item will be postponed for additional information.

Locks For Trash & Recycle Bins – Initially 2628 and 2632 Worden’s trash and recycle bins were secured as a test and at present time all three-story garage trash rooms have been secured. It was agreed to have a committee explore options and

associated costs before moving any further on the project. Director Hume, Director Rennie, Director Padilla and Director Rocha volunteered for the committee.

Homeowners Comments – Furniture has been left in the 3982 Valeta garage. The office will schedule another furniture and debris dumpster for the community and will have all abandoned furniture removed from the garages.

There being no further business the meeting was adjourned to Executive Session at 7:00 pm.