

Point Loma Tennis Club  
Board of Directors Meeting Minutes  
January 22, 2019

The Meeting was called to order at 6:00 pm in the Association Club House and a quorum established.

Directors Present: Bill Scarfia, President  
Laurie Rennie, Vice President  
Mary Ghahremani, Treasurer  
Shelly Schwartlander, Secretary  
Howard Reed, Director  
Tamara Wiley, Director

Directors Absent: Tina Padilla, Director

President's Remarks - The new Board of Directors were introduced to those in attendance.

Homeowners Comments - The six-foot table was removed from the area next to the pool table and was very convenient for individuals working on laptops or projects. The table was used during a recent party and will be replaced.

The Day Porters have been using guest parking. Other than the spaces assigned to maintenance and the office staff employees should not use guest parking.

The tennis backboard would be a benefit to the tennis players and is made of material that reduces sound making its use no louder than individual playing tennis. Pickle Ball is played with paddle and a hard-plastic ball that could create a noise issue.

The order of the Homeowner comments on the agenda is unproductive. One allows comments before any of the information is discussed and the other is after all the decisions have been made.

On the web site under landscape renovations completed and pending, 4012 Valeta is listed under the completed category when it has not yet been done.

Committee Reports - None

Managers Report - Garage vehicle gates and fencing all perimeters is too costly. Wireless cameras were investigated previously but the trees in the community blocked the signal however with new technology wireless cameras may be an option and quotes have been requested. The balconies railings on the back of 2628 Worden are having additional slats added per the Association's Insurance Companies requirement. The railing work is being done at the same time as the building renovation to take advantage of the lift equipment. The Silk Floss tree has been taken out and its roots have been removed from the main drain line outside 4012 Valeta. The atriums and walkways in the three-story buildings will be resurfaced starting with 4082 Valeta then 4012 Valeta and to continue until they are all completed. Notices will be posted door to door.

Review Minutes - The Board of Directors Meeting Minutes of October 23, 2018 and the Annual Meeting Minutes of December 12, 2018 were reviewed. Director Rennie moved with Director Scarfia seconding to approve both sets of minutes as submitted with a change to the correct the year on the October Minutes to 2018. The motion passed unanimously.

Review Financial Report - Director Ghahremani reviewed the December yearend financial report. With a net income of \$19,824.00 the 2018 fiscal year ended with a profit. Total reserve funds at year end \$480,408.82.

Total Operating 46,138.94, Total Reserves \$480,408.82, Total Accounts Receivable \$7,614.76, Total Current Assets \$818,933.00, Total Accounts Payable \$38,060.82, Net Income \$19,824.98, Total Equity \$480,872.18, Total Liabilities & Equity \$518,933.00. Director Ghahremani moved with Director Rennie seconding to approve the financial report as submitted. The motion passed unanimously.

#### New Business

Insurance Requested Iron Railing Retrofit Clubhouse - The Association's insurance company has submitted a formal requested to have the width of the pickets on the Club House balconies and stairways reduced to 4 inches or less. This request also applies to the residential balconies, walkways and stairways but the Club House is the first priority as it is a gathering place for the community. Several estimates have been requested and Sam's Fencing has submitted an estimate of \$9,000.00 to add panels to the existing railing to close the gaps. The next estimate was \$12,000.00. Directors Rennie moved with Director Scarfia seconding to approved the estimate from Sam's Fence at \$9,000.00. The motion passed unanimously.

#### Unfinished Business

Request For Variance For Antenna #303 - The initial request from the owner of unit #303 was to install an antenna on the roof of 4012 Valeta using 200 pounds of weight. Due to the potential damage to the roof the request was declined. The current request is to mount the antenna to the stairwell structure on the roof as was done previously without weights. Director Rennie moved with Director Scarfia seconding to approve the antenna mount to the stairwell structure contingent on an indemnification agreement being signed and notarized through the Association Attorney. Estimated cost for the agreement is \$500.00. Scarfia/yes, Rennie/yes, Ghahremani/yes, Reed/yes, Wiley/yes, Schwartlander/no. The motion carried.

Request For Backboard For Tennis Practice - Director Scarfia expressed his concerns over the cost of the tennis backboard which ranged from \$4,163.00 to \$5,566.00 depending on size. Director Scarfia moved with Director Ghahremani seconding to table the discussion of the tennis backboard for additional information and discussion. The motion passed unanimously.

Request For Pickle Ball Court - Director Scarfia moved with Director Reed seconding for discussion the installation of a pickle ball court. A number of residents familiar with the game have express their concerns over the potential noise issue. It was agreed that instead of approving one item at a time that an overall plan be developed for tennis courts 3 & 4.

Renovation of Landscape 2690 Worden - Weststar Landscape has submitted an estimate of \$11,850.00 for the landscape renovation of 2690 Worden. All existing shrubs will be removed and new drought tolerant plant material installed per the landscape plan. Concerns were raised over the removal of mature shrubs. To present a uniform appearance and to be consistent with the landscape plan all existing shrubs will be removed. Larger plant material can be installed for owners on the street that are concerned with privacy. Director Scarfia moved with Director Rennie seconding to move forward with the estimate submitted by Weststar landscape for the landscape renovation of 2690 Worden Street. Scarfia/yes, Rennie/yes, Ghahremani/yes, Reed/yes, Wiley/yes, Schwartlander/no. The motion carried.

Tree Removal For Landscape Renovation 2690 Worden - The landscape renovation at 2690 Worden requires a decision as to whether or not to remove three trees that are located very close to the buildings that are creating root issues and a lack of sun for the lawns and plants in the area. There are currently 5 trees in the immediate area and if the three are removed it will allow the other two trees to fill out, eliminate the root problems for the buildings and provide enough sunlight to help the new plants grow. One Tripp Tree Service has submitted an estimate of \$2,634.00 for the removal of the three trees. After some discussion Director Scarfia moved with Director Rennie seconding to accept the One Tripp Tree estimate to remove the two Podocarpus and one Canary Island Pine at a cost of \$2,634.00. Scarfia/yes, Rennie/yes, Ghahremani/yes, Reed/yes, Wiley/no, Schwartlander/no. The motion carried.

Homeowners Comments - The gutter over the third floor above the entrance of 2662 Worden dumps water onto the balconies and entry awning below.

It is hoped that the Board will support the installation of a tennis backboard. Director Schwartlander had recommended consideration of a rebounder but they aren't really useful for real practice and are normally used by beginners.

Once the elevator at 3982 Valeta is completed there is one elevator left to be done.

There being no further business the Meeting was adjourned at 7:40 pm.