

Point Loma Tennis Club
Board of Directors Meeting
January 28, 2020

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

Directors Present: Alessandra Rocha, Bill Scarfia, Tina Padilla, Tracy Jones, Shelly Schwartlander, Howie Reed.

Directors Absent: Laurie Rennie

Organization of Directors – Director Scarfia moved to nominate Howie Reed for President, the motion died for lack of a second. Howie Reed moved to nominate Bill Scarfia for President, the motion died for lack of a second.

Director Jones moved to nominate Director Rocha for President. Director Rocha declined the nomination.

Director Padilla moved with Director Rocha seconding to nominate Director Rennie for President. Rocha/yes, Padilla/yes, Schwartlander/yes, Jones/yes, Reed/no, Scarfia/no. The motion carried.

Director Reed moved with Director Scarfia seconding to nominate Director Scarfia for Vice President. Reed/yes, Scarfia/yes, Padilla/yes, Jones/no, Schwartlander/no, Rocha/no. The motion failed.

Director Rocha moved with Director Jones seconding to nominate Director Scarfia for Treasurer. The motion passed unanimously.

Director Rocha moved with Director Reed seconding to nominate Director Jones for Secretary. The motion passed unanimously.

Director Scarfia moved with Director Jones seconding to nominate Director Rocha for Vice President. Scarfia/yes, Padilla/yes, Jones/yes, Schwartlander/yes, Rocha/yes, Reed/no. The motion carried.

Homeowners Comments - It was reported that the plumbing access panels for units 222 and 223 had not yet been replaced and the plumbing work was completed several months earlier. The panels will be installed before the end of the week.

Concerns were raised regarding security of the community due to recent and past vehicle break-ins. A note left on the vandalized vehicle by security after the incident indicated that they were unaware of the incident when it happened. It was requested that security cameras be installed in the garages. The security vendor had recently been changed and seemed to be doing a good job.

Security cameras had previously been looked into and were cost prohibitive and if the individuals are wearing hats, hoodies etc. the images do not help to identify the individual(s).

The Board was thanked for the new pool heater and solar heating system. The rain gutters on unit 321 are full of debris allowing water to cascade onto the balcony when it rains. The roof cleaning is scheduled to start on February 14th. The pool fence is in need of repair and paint. The pool fence will be repaired and painted before the summer.

A victim of a dog bite incident addressed the Board with the details of the incident and expressed his concerns over a lack of response from the Manager regarding the issue. The Board will be taking the issue up in Executive Session. Due to time constraints it was requested that the Board not make a decision on the incident until the owner sends over additional information for consideration. It was agreed to wait for the additional information.

Committee Reports

Landscape – No report.

Replacement Tree 2620 Worden – Owners in 2620 Worden and 3940 Valeta had collected \$600.00 from neighbors to help fund a large replacement tree to replace one that had fallen and was removed. Director Schwartlander moved with Director Jones seconding to proceed with the installation of a 24-inch box standard Magnolia tree at a cost of \$585.00 to be paid for by the owners. The motion passed unanimously.

Maintenance – No report.

Social – The Annual Easter party will be held in the large green belt and three pool parties will be held across the summer. There are new residents who will be hosting a game night at the Club House.

Manager's Report – The new pool boiler and solar heating system have been installed. The pressure on the gas was increased which resolved the boiler shutting down due to low pressure. The stairs have been replaced on units 23-24, 101-102 and 103-104. The maintenance renovation for 2628 Worden will be completed in the next two weeks with two balconies and some touch up painting remaining to be done.

Review Minutes – The December 11th Annual Meeting and the November 26th Board of Directors Meeting Minutes were reviewed. Directors Scarfia moved with Director Reed seconding to approve both sets of Meeting Minutes as submitted. Director Rocha requested that the cost of the 2019 and 2020 projects be added to the project list that is attached to the Annual Meeting Minutes. Director Schwartlander requested that the cost of the additional dog station be added to the list. Director Schwartlander requested that the word diagonal be removed from the description of the new parking spaces along Valeta and that the reference to move-in/move out fees be changed to

move-in fees in the November Minutes. Scarfia/yes, Reed/yes, Schwartlander/yes, Jones/abstain, Rocha/abstain, Padilla/abstain. The motion carried.

Review Financial Reports – The November and December Financial Reports were reviewed by Director Scarfia. There was a loss of \$32,592.52 in November the operating balance was \$93,395.66 the reserve balance was \$420,048.92.

The receivable balance was \$14,468.76 including prepaids. Total Operating \$93,395.66, Total Reserves \$420,048.92, Total Bank Accounts \$527,913.34, Total Accounts Receivable \$14,468.76, Total Current Assets \$527,913.34, Total Accounts Payable \$81,343.58, Current Liabilities (water bills) \$58,650.00, Total Current Liabilities \$139,993.58, Total Equity \$387,919.76, Total Liabilities & Equity \$527,913.34.

There was a loss of \$79,183.55 in December that included budget overages of \$10,000.00 in Day porters, \$20,000.00 in Landscape, \$17,000.00 in tree service, \$30,000.00 in environmental services, and \$9,000.00 in plumbing. The balance in operating was \$60,350.96, the balance in reserves was \$438,709.59. The receivable balance was \$6,114.80 including prepaids. Payables of \$121,577.45 included the new pool boiler, pool solar system, water bills, landscape service and security services. Total Operating \$60,350.96, Total Reserve Account \$438,709.59, Total Bank Accounts \$499,060.55, Total Accounts Receivable \$6,114.80, Total Current Assets \$505,175.35, Total Accounts Payable \$121,577.45, Current Assets \$23,608.50 (water bills), Total Current Liabilities \$145,185.95, Total Equity \$359,989.40, Total Liabilities & Equity \$505,175.35.

New Business

Correspondence From 114 Regarding Security Concerns – The Board of Directors reviewed correspondence regarding recent vehicle break-ins and lack of adequate security. The neighbor of the resident who sent the letter had addressed the same concerns during Homeowners Discussion. The Board is currently looking at options for securing the vehicles, storage lockers and trash and recycling areas. The security provider has been changed and is doing a much better job that has improved the level of security in the community.

Homeowners Discussion – It was requested that One Tripp Tree Service look at all the trees in the community and provide a report on the trees condition and any recommendations they may have. Special attention should be given to the Brazilian Pepper Trees between 2624, 2632 and the pool area.

There was a recently traffic issues where one driver would not move their vehicle and caused vehicles trying to gain access to back up into the street. A verbal altercation took place between the two of the residents that concerned the neighbors.

There being no further business the Meeting was adjourned to Executive Session at 7:14 pm.

