

Point Loma Tennis Club
Board of Directors Meeting Minutes
February 27, 2018

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

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

Directors Absent: None

Resident's Remarks - Nothing has ever been done in the 4012 building other buildings cast iron drain lines were replaced but not in 4012 Valeta they were just painted them white to hide the rust. The roof at 4012 has not been replaced and the life gets extended on the reserve study that only defers maintenance.

There is termite damage that needs to be repaired on the balcony of unit #84. He has contacted the office several times for paint and has received no response. The Board is looking into new technology to improve communications between the owners, residents and the Association. The Manager will follow up.

There has been no action on the removal of the Eucalyptus trees in front of unit 303 in the 4012 building. The tree remains a liability. The Board recently walked the community and looked at all the trees with Arborwell and with the exception of a few trees the Arborist said that the rest of the trees including the Eucalyptus in front of 4012 were in healthy stable condition.

Kids are getting through between the pool fence and the new gate that was installed between 2640 Worden and the pool area. Another picket will be installed.

Committee Reports

Landscape – The Committee looked at all the trees that are lifting buildings or HVAC units and are working to find a solution to resolve the issues. The Committee met with Weststar and all projects are being completed as scheduled. Tree rings are being instated around the trees and the old stakes removed. The next landscape renovation will be 2628 Worden. The Committee meets on the second Monday of the month.

Maintenance – No report the meetings are quarterly.

Communications – A date will be established for committee meetings.

Social – The Annual Easter Party will be held on Saturday, March 24, 2018. The Social Committee is looking for another DJ if anyone has a referral.

Managers Report – The grinding down of the raised sidewalk areas is underway and will take a few days to complete. The renumbering of the garage spaces has been completed. Steps have been replaced at 4032 Valeta units 315 and 316 and the beam replaced at 2624 unit 176. The balcony was repaired at 2640 #213 and the renovation work continues at 3982 Valeta.

Review Meeting Minutes – The Board of Directors Meeting Minutes of January 23 2018 were reviewed. Director Rocha moved with Director Rivero seconding to approve the minutes as submitted the motion passed unanimously.

Review Financial Report – Director Hume met with Jorge to verify what was purchased for the month. Director Padilla recommended that Director Hume sign the checks so she will be familiar with the invoices as they come through. Director Hume agreed to be added as a signer. Account balances as of January 31, 2018 – Operating \$24,381.47, Reserves \$519,510.19, Total Account Receivable \$16,014.33, Total Assets \$559,905.99, Total Accounts Payable \$47,337.82, Total Equity \$12,568.17, Total Liabilities & Equity \$559,905.99.

New Business

Landscape renovation 2628 Worden Street – Directors Rocha requested that the maintenance be completed on 2628 Worden before the landscape renovation begins to avoid damage to the new landscape from the lift and ladders that will be used for painting the building. It was agreed to request a landscape renovation estimate for 2632 Worden and to return and complete 2628 Worden after the maintenance renovation is completed.

Resident's Remarks – There is too much individual interactions between Board Members during the Meeting it should be taken more seriously.

There being no further business the meeting was adjourned to Executive Session at 6:56 pm.