

Point Loma Tennis Club
Board of Directors Meeting Minutes
February 26, 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
Tina Padilla, Director
Howard Reed, Director

Directors Absent: Tamara Wiley, Director

President's Remarks – Director Scarfia thanked everyone for coming to the meeting.

Announcements – None

Homeowners Comments – It was requested that the trees be kept shorter and thinned out to prevent any additional losses during winter storms.

It was requested that the pool deck surfacing be scheduled in advance of summer pool events and that other cost saving measures be investigated before limiting pool hours as discussed.

Modernization of the elevator equipment is welcomed but the interiors of the cabs need to be renovated as well. It was agreed to investigate costs and have the cab renovation added to the reserve study.

Unit 267 over the entrance to the 3982 Valeta continues to have plants at the front edge of the balcony that are dripping onto the canopy and discoloring it and the noise from the floor continues to be an issue. The Manager will follow up with the owner of the unit.

Committee Reports

Landscape – No report.

Maintenance – No report.

Social – The Annual Easter party will be held in April and notices will be posted in advance for the event. The summer pool parties will resume as soon as the weather improves more information will be provided prior to each event.

Manager's Report – Of the four trees that blew down during the recent storms one was able to be saved and replanted. The renovation of 2628 Worden is currently underway and it is

anticipated that the work will be completed by the end of March at which time the maintenance crew will move on to the renovation of 2636 Worden. The landscape crews will start on the demolition at 2690 Worden and will move back to 2628 Worden as soon as the maintenance crew is finished.

The Club House railing retrofit will begin the following week. The repair and resurfacing of the walkways and atriums in 4082, 4012 and 2662 have been completed. Resurfacing will begin in 2636 this week to be followed by 2628 and 3982. The elevator modernization in 3982 will be complete within the next two weeks. Additional water runoff in the garage of 4012 may indicate an irrigation or supply line leak. Cable, Pipe & Leak detection company is scheduled to check the irrigation lines this week. Homeowners interested in joining one of the Committees should contact the Office for additional information and committee meeting dates. The information is also posted on the Associations' web site.

Review Meeting Minutes – The January 22, 2019 Board of Directors Meeting Minutes were reviewed. Director Rennie moved with Director Scarfia seconding to approve the minutes as submitted with a typographical correction as noted. Scarfia/yes, Rennie/yes, Reed/yes, Padilla/yes, Ghahremani/yes, Schwartlander/no. The motion carried.

Review Financial Report – The Association's cash on hand is \$72,000.00 and the payables \$43,000.00 with a net income of \$12,000.00. The reserve balance is \$502,000.00 which is a historic number for the reserve balance.

Total operating \$72,205.15, Total Reserves \$502,060.00, Total Accounts Receivable \$15,210.08, Total Current Assets \$559,055.59, Total Accounts Payable \$43,649.94, Total Liabilities & Equity \$559,055.59.

Director Rennie moved with Director Scarfia seconding to approve the January Financial Report as submitted. The motion passed unanimously. Director Schwartlander requested the addresses of the balconies where the spalling work was done the previous year.

New Business

Approval of Reserve Study 2018 –Revisions to the reserve study have been submitted but the revised copy has not yet been received. It was agreed to table this item to the next meeting so the final draft with revisions is available.

Cost Mitigation SDG&E Expenses – It has come to the Boards attention that the cost of heating the pool during the coldest winter months is a significant amount of money. The cost of gas for the period of December 19, 2018 to January 21, 2019 was \$4,454.87. Cost saving ideas including turning off the pool heat during the colder months was addressed. It was agreed that the membership should be surveyed regarding the issue. Director Schwartlander and Ghahremani agreed to draft the language for the survey to be sent to Point Loma Tennis Club Owners.

Annual Tree Trimming One Tripp Tree Service – One Tripp Tree Service is moving forward with

the Association annual tree trimming. Their estimate of \$26,580.00 is within the annual tree budget. The Podocarpus will be added to the 2019 trimming schedule as they are heavily overgrown.

Resurface Pool Deck – The Board of Directors reviewed estimates from Life Deck at \$8,800.00 and Deck Coating Specialists at \$11,985.00 for resurfacing the pool deck. Due to numerous exclusions and a limited warranty offered by Life Deck, Director Reed moved with Director Schwartlander seconding to proceed with the contract from Deck Coating Specialists at a cost of \$11,985.00. The motion passed unanimously.

Unfinished Business

Backboard For Tennis Practice – The Board of Directors reviewed proposals for three sizes of back board submitted by Match Point Tennis Courts. After some discussion regarding the best size for the cost Director Rennie moved with Director Padilla seconding to approve the 8-foot-tall by 16 feet wide backboard at a cost of \$4,856.00. The motion passed unanimously. The backboard will be installed on the fence at the back of tennis courts 1 & 2.

Playset For Tennis Courts 3 & 4 – The Board of Directors discussed the playset that was previously approved but was cancelled due to the additional expense for rubber tiles to protect against falls. Director Rennie moved with Director Scarfia seconding to approve the Climber II Playset at a cost of \$1,000.00 plus the cost of the rubber tile required to break any fall. The motion passed unanimously.

Homeowners Comments – It was requested that the community wide ant treatment be done early in the season prior to the ants becoming a problem. It was noted that 2658 Worden had roof issues during the recent rains and should be assessed for re-roofing. The move in/move out fee that was approved the previous year should be instated ASAP to offset the cleanup expenses that are currently budgeted on a quarterly basis.

There being no further business the meeting was adjourned at 7:15 pm.