

Point Loma Tennis Club
Board of Directors Meeting Minutes
March 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, Director
Howard Reed, Director

Directors Absent: Tina Padilla, Director

President's Remarks – Director Scarfia welcomed homeowners who were in attendance.

Announcements – None

Homeowners Comments – The Association has requested that the owner discontinue charging their vehicle with common area power and the common area outlets have been secured. Other charging options have been explored but are not as convenient as charging at home. Correspondence has been sent to the Association requesting permission for the owner to install a meter and to continue to charge paying the Association each month for the usage. An offer was also made to reimburse the Association for what was previously used. Due to legal references in the correspondence it was submitted to the Association Attorney for review and comment. The owner will be notified when additional information is available.

An owner registered a formal complaint about second hand smoke that is entering her unit from the unit below when they are smoking. At the present time owners are allowed to smoke in their units. They cannot smoke in the Club House or adjacent recreation area.

Unit 184 submitted samples for a privacy screen and requested a variance for their balcony. The panels will not be permanently attached and can be relocated as needed. It was unanimously agreed to grant the variance for the privacy panels as requested.

The Board was thanked for all of their efforts on behalf of the Association.

It was requested that what ever material is considered for the new recreation room furniture that it not be fabric.

Ms. Robinson volunteered to help in the selection of new Club House furniture.

Committee Reports

Landscape – The next landscape meeting will be on Monday at 6:00 pm.

Maintenance – The Committee has not yet formally met in 2019.

Social – The Annual Easter party will be held on Sunday, April 14, 2019 and will include pony rides and a petting zoo. There will be a new chairperson for the kid's events going forward.

Manager's Report – The annual tree trimming is underway with One Tripp Tree Service. Pool surveys should be returned to the office for collection. Two new dog pick up stations have been installed one on Valeta and one on Worden. An estimate for interior elevator cab renovation has been requested from the elevator company. The playset and rubber tiles have been ordered for the kid's tennis court area. SDG&E has offered to remove the Eucalyptus tree adjacent to the mail boxes between 4012 & 3982 Valeta. It was unanimously agreed to have SDG&E remove the Eucalyptus tree as proposed. Director Schwartlander volunteered to organize the annual yard sale.

Review Minutes – The February 26, 2019 Board of Directors Meeting Minutes were reviewed. Director Schwartlander would like clarification under the third paragraph of the financial report to indicate that she had requested the ten-unit numbers of the balconies where the spalling work was done at 3982 and 4012 Valeta. Director Rennie moved with Director Scarfia seconding to approve the Minutes as submitted with the additional information requested by Director Schwartlander.

Reserve Study Approval – The 2019 reserve study has been reviewed by the Board of Directors and several adjustments have been made as requested. Director Scarfia moved with Director Rennie seconding to approve the reserve study as submitted and to have it distributed to the membership. Director Schwartlander expressed her concerns regarding the conversion to LED Category. Requested changes have been made to the report. The motion passed unanimously.

New Business

Portable Basketball Hoop – Director Padilla has requested consideration of a portable basketball hoop that can be moved or put away when not in use. A number of owners have made requests for a basketball hoop over the years. Director Reed

moved with Director Ghahremani seconding to approve the portable basketball hoop at a cost of \$300.00. Reed/yes, Ghahremani/yes, Rennie/yes, Schwartlander/yes, Wiley/yes, Scarfia/no. The motion carried.

Gates For Sidewalk Entrances – This item was requested by Director Padilla and was previously tabled due to cost and maintenance. It was agreed to delay discussion until Director Padilla is present.

Fee Structure/Rules/Open Door Policy For Club House Use – This item was requested by Director Padilla. It was agreed to delay discussion until Director Padilla is present.

Hardscape Slope Along Driveway 4012 Valeta – Director Schwartlander submitted several pictures of landscaped areas using a mix of river rock or gravel. It was requested that the Landscape Committee review the recommendation at their upcoming meeting.

Club House Furniture – Director Padilla has submitted options for new tables, chairs, and couches for the TV Room in the Club House. Director Ghahremani volunteered to work with Director Padilla to select durable replacement furniture for the Clubhouse TV Room. It was unanimously agreed that a budget of \$5,500.00 would be adequate to refurnish the TV Room to include a replacement TV.

Shelly Schwartlander no longer wants to be secretary. She stated that PLTC's website documents remain available to the public in total unlike some HOA's websites that use a password to restrict access of documents to owners only. As PLTC's secretary is a secretary in title only, she doesn't want credit for work that isn't hers good or bad.

Homeowners Comments – A homeowner discovered at the foot of 4012's retaining wall, at the back steps to the garage, there are weep holes along the wall a few inches from the ground. Water is draining into the garage through these but at other buildings weep holes are much smaller and/or non-existent.

There being no further business the meeting was adjourned at 6:50 pm.