

Point Loma Tennis Club  
Board of Directors Meeting Minutes  
July 24, 2018

The Meeting was called to order at 6:15 pm 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

President's Remarks – Steve Stroman a Point Loma Tennis Club Resident had recently participated in the Over The Line Tournament.

Announcements – There will be no Board Meeting during the month of August.

Homeowners Discussion – Solterra Lighting should not have been relied on to file the SDG&E rebate paperwork. Besek Electric working at Point Loma Tennis Club is a conflict of interest.

Staff should be thanked for their quick action to defend the community from the recent fire in the slough. A developer currently has a proposal to build 78 low income housing units on the vacant land adjacent to Park Point Loma on Nimitz. The Park Point Loma Association, Sea Colony and Loma Palisades are sending letters to the San Diego City Council objecting to the proposed location and would like Point Loma Tennis Club to weigh in on the development as well.

The deck around the jacuzzi needs to be power washed and there are areas on the pool deck that are peeling.

A Pepper tree in front of the Club House and a Liquid Amber along Worden in front of 2636 were removed due to heart rot. The Committee will submit a recommendation for replacement at the next meeting.

Committee Reports

Landscape – No report

Maintenance – No report

Communications – No report. The Committee will get involved with the Peninsula Planning Group to be aware of what is happening in the community.

Social – The 4<sup>th</sup> of July pool party was a great success. There are two movie nights planned in August and notice will be posted with additional information as it is available.

Managers Report – Roof replacement at 4012 Valeta is scheduled to start October 1, 2018 and will take approximately three weeks to complete.

Elevator modernization for 3982 Valeta should begin within two months.

The large balcony concrete repair is completed and the smaller repairs are currently being scheduled.

The play equipment has arrived. The cost of the rubber playground tiles and adhesive is more expensive than originally thought and will cost an additional \$3,300.00 more than what was approved. The tiles are required to cushion a fall from five feet. It was recommended that fencing for the area be a temporary delineator instead of a permanent fence to reduce costs.

After some discussion it was agreed that due to the unanticipated cost of the tiles for the play equipment that it be returned.

New wind screen has been ordered for the tennis courts and County Vector is working on the mosquito issues which has resulted from high tides trapping small pockets of water in the normally dry areas of the slough.

An audit has been requested from the Association's CPA.

A meeting has been set up with the Park Rangers and the Friends of Formosa Slough to walk the burned area of the slough on Friday.

Review Minutes – The Board of Directors Meeting Minutes of June 26, 2018 were reviewed. Director Robinson moved with Director Rennie seconding to approve the minutes with changes as requested. Robinson/yes, Rennie/yes, Padilla/yes, Rocha/yes, Rivero/yes, Scarfia/yes, Hume/abstain. The motion carried.

Review June Financial Report – Director Hume reviewed the June Financial Report: Total

Operating \$12,125.00, Total Reserves \$582,637.06, Total Account Receivable \$17,504.09, Total Assets \$12,266.15, Total Accounts Payable \$36,520.05, Total Liability \$36,520.05, Total Equity \$75,746.10, Total Liabilities & Equity \$12,266.15. Director Scarfia moved with Director Rennie seconding to approve the June Financial Report as submitted. The Motion passed unanimously.

#### New Business

Request For Variance #77 – The owner of unit #77 has submitted a request to relocate a kitchen wall and his electric panel. To accomplish the move the feed to the electrical panel from the garage will need to be moved and a new feed cored through the garage ceiling into the unit. It was noted that there were a few others that did the same modification. Director Robinson moved with Director Scarfia seconding that as long as the project is approved by the City of San Diego Building Department with copies of all permits and final sign offs provided to the Association that the variance be granted. Other units that have made the same modification will need to be identified and brought into compliance with all permits provided to the Association. Robinson/yes, Scarfia/yes, Rennie/yes, Rivero/yes, Padilla/yes Hume/no, Rocha/no. The motion carried.

Insurance Loss Prevention Recommendations - A walk through of the community by a Loss Control Consultant resulted in some significant changes that will have a large monetary impact on the Association. All Club House railings, stair railings and balcony railings need to have an additional picket welded in between each existing picket to reduce the space between them to 4 inches or less. This same requirement will be also apply to the three-story building stair railings and walkway railings and the stairs railings of the second-floor flats units.

All of the town house balconies with horizontal wood slates for the surrounds will need to be modified to prevent a child from climbing the horizontal wood slates like a ladder. Vinyl lattice with holes no larger than 1 ¾ inches, wire mesh or 1/8-inch-thick acrylic sheet permanently attached to the top and bottom of the railings. It was agreed to hold a special meeting to in August or prior to the September Board Meeting to discuss options and costs.

Homeowners Comments – Despite letters from the office, cigarette smoke continues to travel from a downstairs unit to the upstairs unit. There is no rule against smoking in the unit. The Manager will work with the owner to see what other avenues are available to work things out with the neighbor.

There being no further business the Meeting was adjourned at 7:20 pm.