

Point Loma Tennis Club  
Board of Directors Meeting Minutes  
September 25, 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  
Valeria Hume, Treasurer  
Lorenza Rivero, Secretary  
Tina Padilla, Director  
Eileen Robinson, Director  
Alessandra Rocha, Director

Directors Absent: Laurie Rennie, Vice President

President's Remarks – The audit of for fiscal year ending 12/31/17 was completed and there are no changes from the review that was done earlier. The audit will be mailed to the membership.

Announcements – Director Rivero had recently summited Mt. McWhitney and Director Padilla has been married 27 years.

Homeowners Comments – It was requested that the Board look into the option of allowing owners to install outlets for vehicle charging in their parking spaces. The Manager will look into what options are available.

More frequent cleaning is needed in the areas around the trash and recycling dumpsters. When time permits it was requested that the fascia on 2662 Worden be painted with the new glossy brown color that is currently being used on the rest of the buildings.

The elevator in 3982 Valeta has graffiti scratched into it and the lock on the first floor has created a problem for a handicapped guest that stopped by to visit and then couldn't leave the first floor as they didn't have a key. All locks are being removed during the elevator modernization process. Concerns were raised regarding the flooring that is installed in the unit above. New tenants have moved in and it is extremely noisy. The owner will be contacted to see what the flooring and underlayment is.

Cars have been seen plugged into the common area outlets in the garage. The \$16,000.00 annual savings in utilities that was realized after the LED retrofit was suppose to be on top of the rebate. 4012 Valeta was removed from the landscape renovation list and nothing has been done. The audit was due in May of 2018.

Another community had been able to apply for a commercial electric rate for their Club House. The Manager will see what options are available. The Club House upstairs bathrooms need soap added to the dispensers and the windows and barbecues need to be cleaned on a regular basis.

There have been teenagers in the pool area that don't live in the community. The office will check ID's during the week and keep an eye out for groups of teens.

The pool float rule was a good one and the dog bags seem to be working. There is support for gating the garages but the random gates in the common areas should be removed. It was recommended that the Association invest in a lap top, projector and screen so pictures of all items being considered can be displayed to make decisions easier and better understood by those attending.

The Manager was requested to contact Tom McBride for recommendations to help relieve the parking congestion.

#### Committee Reports

Landscape – No report. The renovation proposal for 2690 Worden and the proposal for installation of drought tolerant grass will be postponed until the October Meeting.

Maintenance – The next quarter walk through will be scheduled in early October.

Communications – No report.

Social – Pool parties are over for the summer. Eileen Robinson volunteered to organize a cultural pot luck for the community.

Manager's Report – The modernization of the elevator in 3982 is scheduled to start the middle of October and the building renovation is complete and the maintenance crew has moved over to 2628 Worden.

The Annual back flow testing was completed and all 13 backflows passed. One of the main sewer lines in 4012 Valeta had backed up due to tree roots blocking the line. The roots were removed temporarily but the tree will need to be removed and the sewer line repaired. This will be discussed later on the Agenda.

Another small fire was started by the homeless behind Loma Palisades last week. PLTC has removed the brush from our property along the tennis courts and the City is working on a schedule to remove the Acacia along the slope between PLTC and Loma Palisades and will also be removing the homeless from the area.

Some rags being used for floor refinishing began to smolder on the balcony of unit 198. There was no damage to the balcony thanks to the quick action of the neighbor.

The recent pool closure was requested by the Health Department as a precautionary measure due to one of our Residents contracting an illness that can be transmitted in water. The illness was over a month ago and the Resident swam in the pool the day they became ill but there is no confirmation that the illness was contracted at PLTC. There were no other reports of illness and the pool has been reopened.

All large discarded items were removed from the garage areas. If you see someone dumping large items please call the office to alert security.

Review Minutes - The Board of Directors Meeting Minutes of July 24, 2018 were reviewed. Director Rocha moved with Director Rivero seconding to approve the minutes with changes as requested. The motion passed unanimously.

Review Financial Reports – The July & August Financial Reports were reviewed. July 31, 2018: Total Operating \$22,083.16, Total Reserves \$559,271.46, Total Accounts Receivable \$56,112.25, Total Prepaid Assessments \$35,898.73, Total Assets \$601,568.14, Total Accounts Payable \$51,459.36, Total Liabilities & Equity \$601,568.14.

August 31, 2018: Total Operating \$16,859.91, Total Reserves \$518,126.53, Total Account Receivable \$34,191.15, Total Prepaid Assessments \$34,171.08, Total Assets \$535,006.54, Total Accounts Payable \$19,021.32, Total Equity \$515,985.22, Total Liabilities & Equity \$535,006.54.

\$20,000.00 in delinquent assessments have been collected. The \$60,000.00 paid out of the reserves was for elevator modernization at 3982 Valeta and the re-roof at 4012 Valeta.

#### New Business

Request To Paint Pickleball Boundaries Onto Tennis Courts - A 40 by 4-foot pickleball court could be overlaid on the tennis court and would create another recreation option. Handouts were provided showing the layout of the court. The Board will take the recommendation under advisement.

Annual Ant Treatment - With the weather cooling off it was agreed to revisit the annual ant treatment early the following summer before the heat arrived to get the best result.

Removal of Silk Floss Tree - The roots from the Silk Floss tree adjacent to 4012 Valeta have penetrated the half of the building main sewer line and caused a backup. The roots were temporarily cleared but the tree is on top of the sewer line and will have to be removed to make the sewer line repairs. It was unanimously agreed to proceed with the removal of the tree at a cost of \$1,200.00 using One Tripp Tree Service. Stump grinding will be done by Weststar Landscape.

Homeowners Comments - Unit 93 would like to join the Landscape Committee. The owner will be notified of the next meeting.

There being no further business the meeting was adjourned at 7:40 pm.