

Point Loma Tennis Club  
Board of Directors Meeting Minutes  
October 23, 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  
Lorenza Rivero, Secretary  
Tina Padilla, Director  
Alessandra Rocha, Director  
Eileen Robinson, Director

Directors Absent: Valeria Hume, Treasurer

President's Remarks – Homeowners were welcomed to the meeting.

Announcements – Director Rocha stated that this would be her last Meeting due to work and other commitments. Director Rocha was thanked for her time donated to the Association.

Homeowners Comments – The installation of a pickle ball court was addressed at the previous meeting but there has been no action on it. The Board will need more information to make a decision. It was agreed that the Board will meet with John Humm for additional information prior to the next meeting.

An owner requested permission to use the Club House on weekends for yoga classes for Residents on a donation basis. If the days and times of the classes are flexible to accommodate the varying Club House usage from weekend to weekend it was agreed to allow the classes. The Owner will check with the office each Friday to get the weekend schedule and will submit their insurance information to the office prior to the classes beginning.

The remainder of the decorative beams need to be removed from 4012 Valeta before the roof is completed and the overhead pipes in the garage are the only ones painted white in the entire community. The pipes in the garage were inadvertently painted white when the garage was painted several years prior when the Association was using a temporary staffing company for painters. The beam removal is not being done by the roofers but another independent contractor who will complete the work shortly.

Roots had grown into the toilet drain for unit 159 and there were a number of cracks in the slab throughout the unit that had to be repaired before a new floor

could be installed. Tree roots will be dealt with on an as needed basis and it is very hard to determine the source. Cracks in the cement slabs of the units are typically caused by settling and are not a structural issue.

The Landscape Committee had agreed to plant a tree in an area that was too small and too close to the building. It was requested that the Board as a group take a look at the proposed area and that any future tree replacements be approved by the Board.

## Committee Reports

### Landscape

Installation Of St. Augustine Grass - Weststar Landscape has submitted a proposal for the installation of plugs of St. Augustine grass in the green belt areas to eventually take over and make the lawn resilient and drought tolerant. A test area on the south end of the large green belt has been very successful. Director Padilla moved with Director Rennie seconding to approve the proposal at a cost of \$2,125.00. The motion passed unanimously.

Renovation Of Landscape 2690 Worden – The removal of three trees is proposed as part of the landscape renovation at 2690 Worden. After some discussion regarding the need for the tree removal it was agreed to table the 2690 landscape renovation and tree removal until the Board can make a site inspection to discuss the issue at the location. The Board will also look at the location for the proposed tree replacement that is proposed by the Committee.

Maintenance – The Committee had completed its quarterly walk through and have submitted a list of items to be addressed by staff. Special attention should be given to the removal of the cobwebs on the lights and buildings and to be sure that the illegal rain gutter at the entrance 3982 Valeta be removed and the area cleaned.

It was requested that the Committee Reports be submitted in writing so they can be posted on the web site.

Communications – No report

Social – No report.

Managers Report – All common area lighting is billed at a commercial rate. Charging station options are being investigated through the SDG&E Power Your Drive program. The roof at 4012 Valeta is 95% complete and should be finished by the end of the week. Material has been ordered for the elevator modernization at 3892 Valeta and work is expected to begin by the end of November. Four balconies have

been completed on the building renovation at 2628 Worden and the fifth will be started the following day. Quieter Homes will be starting additional renovations in several locations by the end of the year.

Review Meeting Minutes – The September 25, 2018 Board of Directors Meeting Minutes were reviewed. Director Scarfia moved with Director Rivero seconding to approve the minutes with typographical changes. Scarfia/yes, Rivero/yes, Robinson/yes, Rocha/yes, Padilla/yes, Rennie/abstain. The motion carried.

Financial Report – The reserve balance at the end of September 2018 is \$534,738.34 and the balance in operating is \$26,969.35. Year to date there is a positive net income of \$18,715.21. The roof at 4012 Valeta and the elevator modernization at 3982 Valeta are the current pending reserve expenses.

Total Operating \$26,969.35, Total Reserves \$534,738.34, Total Accounts Receivable \$7,944.74, Total Current Assets \$569,652.43, Total Accounts Payable \$35,560.50, Total Liabilities \$35,560.50, Total Equity \$534,091.93, Total Liabilities & Equity \$569,652.43.

Director Scarfia moved with Director Rocha seconding to approve the Financial Report as submitted. The motion passed unanimously.

Approve Lien APN #440-780-38-63 – Collection efforts have advanced to placing a lien on APN #440-780-38-63 the current balance owed to the Association is \$3,800.00. Director Rennie moved with Director Scarfia seconding to move forward with the lien as recommended by the Association Attorney. The motion passed unanimously. The cost of collection is billed to the unit owner.

#### New Business

Request For Antenna Variance 4012 Valeta #303 – Due to the proposed size and weight of the anchor for the antenna it was requested that the item be tabled until the Association's Architect can be consulted regarding the proposed installation and its impact on the roof. The owner will be doing the installation himself.

Request For Backboard For Tennis Fence – A request was made for a back board to be installed on the back of the tennis court that is currently used for a play area so that individuals can hit balls against the back board to practice. The Manager will request a cost for the installation.

Homeowners Comments – It was reported that a resident was charging a vehicle in the garage at 4032 Valeta. Staff will secure the common area outlets.

Annual Meeting – The Annual Meeting will be held on Wednesday, December 12,

2018 at 6:30 pm.

There being no further business the Meeting was adjourned at 7:10 pm.