

Point Loma Tennis Club
Board of Directors Meeting Minutes
November 28, 2017

The Meeting was called to order at 6:02 pm in the Association Club House and a quorum established.

Directors Present: Laurie Rennie, President
Eileen Robinson, Vice President
Bill Scarfia, Treasurer
Deborah Petersen, Secretary
Valerie Hume, Director
Terri Neuwerth, Director
Lorenza Rivero, Director

Directors Absent: None

Committee Reports

Landscape – There was no committee meeting this month. The landscape renovation at 2636 Worden will be completed the following week.

Maintenance – The Maintenance Committee minutes will be posted on the Association's web site as they are available.

Communications – Director Petersen will be resigning from the Communication Committee as she is moving out of state. Director Hume and Director Rivero will work with Ms. Rocha to upgrade the web site and improve communications.

Social – Pool parties are over for the year. The next Social Committee event will be the New Year's Eve party hosted in the Club House. Director Robinson recommended that a multicultural pot luck be hosted when the pool is reopened after the resurfacing.

Manager's Report – New lights are being installed in the pool the following day and the re-plastering starts on Thursday. Once completed the pool will be filled across the weekend with the startup service done the first of the following week. Once the County has inspected the pool it can be returned to service but without heat for one month while the plaster cures.

Staff will start the fabrication of the security gates and fencing the following week.

A wet area in the corner of the lawn between 4012 and 3982 Valeta is being investigated.

A circuit board in the elevator at 4012 Valeta had a hole in the housing and water dripped in during the recent power washing and shorted out the circuit board. The part has been ordered and should be installed by the end of the week.

A leaking ice maker line in 195 caused water damage in both 193 & 195. Both owners have submitted insurance claims resulting in the Association filing a claim as the primary coverage.

Lock for the remaining dumpsters and recycle containers have been ordered.

Homeowners Comments – It was questioned if a basketball hoop had ever been discussed for the tennis courts that are being used for a recreation area. Basketball hoops have been discussed in the past and have not been pursued due to the noise from the bouncing basketball would create for the surrounding neighbors.

Review Meeting Minutes – The October 24, 2017 Board of Directors Meeting Minutes were reviewed. Director Scarfia moved with Director Lorenza seconding to approve the minutes as submitted. The motion passed unanimously.

Review Financial Report - \$20,000.00 of receivables have been collected in November. The ratio of cash to payables is 4 to 2. The reserve balance at the end of October is \$556,000.00 at the end of October. Categories over budget year to date include water \$20,000.00 over, water remediation \$32,000.00 over and plumbing \$17,000.00 over however the overall loss for the month of October is \$3,000.00. Total Operating Account \$46,115.10, Total Reserves \$556,721.31, Total Receivables \$40,810.86, Total Current Assets \$643,647.27, Total Accounts Payable \$27,151.18, Total Liabilities \$27,151.18, Total Liabilities & Equity \$643,647.27.

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

2018 Operating Budget – There will be no increase in the monthly assessments for 2018. To offset operating expense increases and allow the assessments to remain the same the reserve transfer will be reduced by \$23,330.00 annually for a total reserve contribution of \$300,000.00.

New Business – The Annual Meeting will be held on Wednesday, December 13, 2017 at 6:30 pm in the Association Club House.

Homeowners Comments – None

There being no further business the meeting was adjourned at 6:48 pm.

