

Point Loma Tennis Club  
Board of Directors Meeting Minutes  
January 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  
Eileen Robinson, Director  
Alessandra Rocha, Director  
Tina Padilla, Director

Directors Absent: Valerie Hume, Treasurer

#### Committee Reports

Landscape – The landscape renovation of 2636 Worden has been completed. The Committee will walk the community with Weststar Landscape at their next meeting that will be held on the second Monday in February.

Maintenance – The parking space renumbering will be completed in two weeks. The Committee meets quarterly and the Manager will provide maintenance updates on a monthly basis.

Communications – The Committee will be working on a new web site and communication platform to improve communications with owners and residents.

Social – The New Year's Eve party was well attended and the next event will be a Super Bowl pot luck hosted in the Club House. Pool parties will be held on the Holidays across the summer and Lorenza Rivero is in charge of events for the children in the community.

Manager's Report – The pool resurfacing project is completed and the pool is being heated and is ready for use. Both security gates have been installed one adjacent to the pool and one at the pedestrian entrance to the garage of 2640 Worden. All electrical outlets are working in the Club House and the faucets are being changed in the ladies' restroom upstairs. Awnings at 4012 Valeta and 2662 Worden will be cleaned on Thursday.

Review Meeting Minutes – The November 28, 2017 Board of Directors Meeting Minutes and the December 13, 2017 Annual Meeting Minutes were reviewed. Director Scarfia moved with Director Rennie Seconding to approve the minutes as submitted. The motion passed unanimously.

Review Financial Report – Director Scarfia reviewed the December Financial Report. The Association ended the year with a \$74,000.00 loss however in general the revenues were right on target but there were overages in the categories of water \$32,000.00, environmental \$39,000.00, plumbing \$32,000.00 and repairs and maintenance \$9,000.00. The Annual Review will be sent to the membership.

Account balances as of December 31, 2017: Total Operating \$7,230.78, Total Reserve \$494,474.46, Total Bank Accounts \$501,705.24, Total Account Receivable \$30,348.87, Total Current Assets \$532,054.11, Total Accounts Payable \$46,129.84, Total Equity \$485,924.27, Total Liabilities & Equity \$53,2054.11

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

## New Business

Flotation Devices – There have been a number of requests to allow the use of personal flotation devices in the pool. Proposed rules would include flotation devices cannot be used as a toy, can only be used between the hours of 10:00 am to 6:00 pm if there are less than 15 individuals in the pool, one person per flotation device, horizontal flotation devices only, no upright extensions overhead height, flotation devices cannot be used on Holidays, or at pool parties. If approved, the rules will be delivered door to

door and added to the laminated rules sheets attached to the tables in the pool area prior to summer. Director Rocha moved with Director Rennie seconding to approve the use of flotation devices and the proposed rules to control their use. Rocha/yes, Rennie/yes Padilla/yes, Robinson/yes, Rivero/yes, Scarfia/no. The motion carried.

Homeowner Comments – Concerns were expressed over the insurance issues caused by the outdated CC&R's. The documents expire in 2022 and their restatement can be discussed at that time if they cannot be amended sooner.

The pool looks great after the resurfacing.

There has been no cast iron drain line replacement in 4012 Valeta and the old pipes have only been painted. The Eucalyptus tree in front of 4012 Valeta continues to be an issue towering over the building.

The upstairs Club House rooms with WIFI are locked and security must be contacted for use. The rooms should be unlocked and available for Owners and Residents to use.

It was questioned if dogs were allowed on the tennis court that is used by the kids as a play area. If so they should be on a leash or have designated times when the tennis court can be used by kids vs. a dog park.

Individuals are putting food next to some of the dumpsters for homeless individuals.

There being no further business the meeting was adjourned at 6:54 pm.