

Point Loma Tennis Club  
Annual Meeting Minutes  
December 14, 2016

The Meeting was called to order at 6:30 pm in the Association Club House and a quorum established with 121 owners represented in person or by ballot.

Introduction of Directors & Candidates - Bill Scarfia has lived in the Community for four years and served as the Association's Treasurer for the last year. Mr. Scarfia would like to continue to serve on the Board of Directors and thanked Homeowners for their vote.

Laurie Rennie serves as the current Board President and moved into the Community in 1998 and has served on the Board several times. She resides in unit 160 with her wife and two dogs.

Eileen Robinson has lived in the Community for 30 years and has served on the Board for two years. Homeowners were thanked for attending the meeting and were encouraged to attend the monthly meetings.

Valerie Hume was unable to attend due to a business commitment.

Terri Neuwerth was unable to attend due to a business commitment.

Deborah Petersen has lived at Point Loma Tennis Club for 5 years and loves the sense of community. She will continue to serve as the Chairperson for the Communication Committee and would like to investigate solar electric, continued water conservation and other sustainable options for the Community.

Lorenza Rivero has lived in the Community with her husband and two boys since 2000. She has been involved as a community organizer and has served on other Boards. She would like to help shape the future of the Point Loma Tennis Club.

Shelly Schwartlander has lived in 4012 Valeta since 1991 and was on the Board for one year. She would like to serve on the Board to get better disclosures and more information.

Ballots Were Collected For Tabulation.

Accomplishments in 2016 – Elevator modernization was completed in the 2662 building, roof replaced at 2628 Worden, landscape renovation completed at 4082 and 4092 Valeta, LED Retrofit completed in all garages,

Future Projects – Elevator modernization 3982 Valeta, re-roof 4098 Valeta, landscape renovation 2636 Worden, renovation of the two upstairs Club House bathrooms, pool resurfacing, installation of Natal Plum hedge around perimeter of the Community to give Point Loma Tennis Club its own identity and to help deter non-residents from cutting through the property.

Homeowners Discussion - Ms. Robinson is making it her goal to amend the Association Documents to make Community changes easier. The Documents are outdated and the insurance language is seriously impacting the Association's budget. Three claims against the Association's policy is part of the reason the monthly assessment must be increased. The 2017 operating budget includes a 10% increase in the Association's insurance to cover the increased premium due to the three claims.

Instead of an expensive renovation of the Club House bathrooms and it was questioned if they couldn't just be cleaned up. The bathrooms are dated and worn out the old tile will be replaced with new the wall paper removed and the bathrooms painted.

Roof maintenance is included in the operating budget and is done every year. This also helps determine what the next re-roofing priority will be.

Landscape renovation is a five-year plan and all the new plant material is on the "Nifty Fifty" drought tolerant plant list as recommended by the City of San Diego.

Support was expressed for investigating solar electric for the Community.

Concern was expressed over the cost of the hedges around the Community and it was recommended that the membership vote on the issue. The hedge installation has been approved and will provide a barrier to help reduce individuals cutting through the community which will benefit everyone.

It was noted that the mature section of Natal Plum hedge on Valeta Street has been very effective in reducing the amount of outside traffic coming through and is the reason why it was recommended for the entire perimeter of the Community.

The landscape renovation has reduced irrigation costs and the hedge installation is a great idea and will improve the Community.

It was requested that a water containment system be explored for storing rain water.

It was reported that the City street night next to 2636 has been out for a while and it is dark in the area.

Results of Election – Congratulations were extended to Valerie Hume 123 votes, Terry Neuwerth 74 votes, Deborah Petersen 97 votes, Laurie Rennie 99 votes, Lorenza Rivero 75 votes, Eileen Robinson 136 votes and Bill Scarfia 171 votes who were elected for the 2016-2017 term. Shelly Schwartlander 70 votes was thanked for her participation.

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