

**LIDO ISLE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
OPEN SESSION
October 10, 2018**

<p>BOARD MEMBERS: <u>Present:</u> Quentin Wall, President Leslie Thompson, Vice President Shana Conzelman, Secretary Scott Obel, Treasurer Marion Smith, Director Juli Ackerman, Director Steve Paquette, Director Mike O'Shea, Director Dave Rahn, Director</p> <p><u>Not Present:</u></p> <p>DIVERSIFIED PERSONNEL PRESENT: Justin Langenberg, Assoc. Manager Matt Bosma, Assistant Manager Tori Greenberg, Admin Assistant Sean McCabe, Maintenance</p>	<p><u>GUESTS:</u> 13 Lido Residents Present</p>
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CALL TO ORDER

Quentin called the meeting to order at 6:00 pm.

PUBLIC COMMENT SESSION

A resident came in to express their concern over a home on the Island which has been vacant for many years. They are concerned about raccoons around the home as well as the tree in the strada which they believe is lifting and cracking the concrete as well as the berries it is dropping on the ground. Another resident came in to discuss the in-ground trampoline they built in their strada. They apologized to the Board for not first seeking approval from the Architectural Committee and explained the reasoning for the in-ground trampoline versus an above-ground trampoline. They explained it was due to the aesthetics of the trampoline being flush with the ground versus an above-ground trampoline that could be considered an eyesore to surrounding neighbors. They informed the Board they do have permits from the City for the trampoline. Another resident asked what the City hours are for construction on the Island and asked if work can be performed more specifically on Sundays. A resident spoke on behalf of the remaining members who showed up to express their concern over the red curb issues on the Island. This resident explained they have all showed up once again to ensure the conversation continues among the Board regarding the red curbs being removed from

in front of the street end parks. This resident believes there are two issues regarding the red curbs and they should be considered separate items by the Board. The first being the red curb parking issues around the Island and the second being the red curb removal at the street end parks. Another resident expressed their concern over the inner street residents turning on to either Via Lido Nord or Via Lido Soud and not being able to see around the corner safely. Another resident asked who from the Board went to the City to work with them on the red curb issues. A resident spoke to the Board and expressed their belief that the street end parks were intended to allow the inner homes on Lido Isle to have unobstructed views of the water. The Board responded and informed the residents concerned about this issue that multiple Board members have read the entire lease agreement as well as the addendums dating back to 1929 and they have not found any evidence of the unobstructed view verbiage.

MINUTES

Juli made a motion to approve the September 26, 2018 Board minutes which will include additional minutes provided by the Secretary as well as some additional verbiage edited for grammatical purposes . The motion was seconded by Marion and passed.

Manager's Report

October 10th, 2018

Escrow Report:

There have been 37 escrows opened in 2018 with 27 closed. For the same period in 2017, there were 40 escrows opened with 39 closed and 0 canceled.

Assistant Manager's Report

Stradas:

80 homes received strada violation letters September 4th, follow up strada walks began after the 30 day grace period. 2nd violation notices will go out by October 12th.

OLD BUSINESS

Item A. Leslie made a motion to approve Steve Villari's bid with adjustments subtracting \$1080 for new features but approving an amount not to exceed \$7100 total. The motion was seconded by Juli and passed. Leslie also made a motion to approve Holiday Harbor Lighting's for the Antibe's median. The motion was seconded by Juli and passed.

NEW BUSINESS

Item A. Scott made a motion to transfer \$21,505 from the reserve account to the operating holding account to reimburse for reserve expenditures from the operating account. The motion was seconded by Juli and passed.

Item B. The adoption of Directive #5 – Tennis Rules – has been tabled for a future meeting.

Item C. Steve made a motion to approve the reimbursement to a resident who was approved by the ARC for a chain link fence to be built in their stada which was then denied by the Board. The motion was seconded by Dave and passed.

Item D. Dave made a motion to approve the San Remo Park Project design provided by Urban Arena. The motion was seconded by Mike and passed.

Item E. Dave made a motion to approve the additional funds provided through the Reserve account for items included in the renovation of the San Remo Park Project. The motion was seconded by Mike and passed.

Item F. Dave made a motion to deny the in-ground trampoline installed in a residents strada and uphold the ARC's decision. The motion included the removal of the structure within the next 60 days. The motion was seconded by Marion and passed.

Item G. The consideration and approval of Mollywood's design for the Piazza Lido median has been tabled for a future meeting.

Item H. Juli made a motion to approve the Konex A/V bid to improve and update the audio system in the Clubhouse. The motion was seconded by Mike and passed.

Item I. Dave made a motion to deny a trellis designed for a resident's new home and uphold the ARC's decision who originally denied the request. The motion was seconded by Mike and passed.

Item

J. The Board decided to keep the "No Parking for Employee's" sign at the Antibes monument.

Item K. Juli made a motion to approve the three nominees to represent the Board on the Nominating Committee for the 2019 Board elections. Scott seconded the motion and passed.

Item L. Juli made a motion to approve the four nominees to represent the four Clubs on the Nominating Committee for the 2019 Board elections. Scott seconded the motion and passed.

Item M. The Board has tabled the approval of the 2019 Budget and will place it on the November 2018 Board agenda in order to allow more time for review.

Item N. The Board has decided to table the consideration of the "Electric Cart" parking symbols on the street along the "Electric Cart" parking on Via Trieste to a future meeting.

COMMITTEE REPORTS

LANDSCAPE:

Marion brought the idea of trimming and maintaining the street end parks to a more universal design to the Board for review. The Board determined they would need time to

review plans provided by the Landscape Committee and would place the consideration on a future Board agenda.

Discussion:

The Board discussed the red curb issue and they have determined the best course of action is to provide an Island wide survey to get the pulse of the Island when it comes to the consideration of red curbs in front of the street end parks. The Board has tasked the LICA management team with implementing the survey in hopes of better understanding how the majority of residents feel when it comes to these specific areas.

PRIOR EXECUTIVE SESSION DISCLOSURE (September 2018)

Leslie called the Executive Session to order at 8:55 pm.

Item A. Steve made a motion to approve the August 8, 2018 Executive Session minutes as written. Juli seconded the motion and passed.

Item B. Justin updated the Board on all current delinquencies.

The Executive Session adjourned at 8:57 pm.

Next Board meeting: The next Board meeting will be held at 6:00 pm on November 14th, 2018.

Respectfully submitted,
Shana Conzelman, Board Secretary