**LIDO ISLE COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS' MEETING**

**OPEN SESSION**

**November 14, 2018**

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| **BOARD MEMBERS:**  Present:  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  Not Present:  **DIVERSIFIED PERSONNEL PRESENT:**  Justin Langenberg, Assoc. Manager  Matt Bosma, Assistant Manager | **GUESTS:**  8 Lido Residents Present  City of Newport Beach Representatives:  Diane Dixon, Samir Ghosn, Seimone Jurjis |

**CALL TO ORDER**

Quentin called the meeting to order at 6:01 pm.

**PUBLIC COMMENT SESSION**

A resident came in to ask the Board if they would be willing to allow them to start construction on their home before the Architectural Committee has received their City stamped plans for final approval. The residents have received preliminary approval from the ARC and have also received verbal approval from the City. The City has also required them to be approved through the Coastal Commission before officially stamping their plans as a final approval. Another resident came in to express their support of the tennis courts being opened up for a resident to bring in their guest as well as their own tennis instructor. A resident came in to express their ongoing concern regarding the landscaping around the Lido Bridge. This resident compared the Balboa Island Bridge with the Lido Bridge and said there is no comparison and would like to see the Lido Bridge area look more appealing. Another resident came in to inform the Board they live in the homes at the entry of the Island on the water and have heard the City is thinking of building a park in the area in front of their homes. This resident does not want the park built in this area for a number of reasons. The resident informed the Board they have lived in the home since the 1960’s and the area in front of their homes used to be a marsh land. They said the five homeowners in that area paid to have the bulkhead installed to create the flat land area in front of their docks themselves. They believe opening this specific area could lead to an increase in transient usage since they have already experienced people sleeping in their boats, in the bushes and under the Lido Bridge. They would like to see the palm trees that are placed up on top of the hill to remain as well since it shields their homes from the headlights from traffic coming on to Lido Isle. They expressed to the Board that allowing a park in this area is a major concern for their privacy as well as their protection.

City of Newport Beach Presentation: Samir Ghosn, Seimone Jurjis and Diane Dixon came in to present new information regarding a pilot program they have begun to help with construction and parking around Newport Beach. They presented a power point informational worksheet to showcase what the issues are around the City regarding construction, parking, noise and enforcement. They presented ideas such as limiting construction on Saturday’s, better enforcement by implementing parking management plans, providing better training for code enforcement officers and having building inspectors take an active role regarding parking issues. They stated there are over 2400 active and ongoing construction projects including the areas of Balboa Island Lido Isle, Corona Del Mar and West Newport which are the most heavily impacted. Their goal is to limit construction, allow for better enforcement, provide better contact information onsite as well as better management practices and improved contractor education.

**MINUTES**

Leslie made a motion to approve the October 10, 2018 Board minutes as written. The motion was seconded by Mike and passed.

**Manager’s Report**

**November 14th, 2018**

**Escrow Report:**

There have been 40 escrows opened in 2018 with 28 closed. For the same period in 2017, there were 44 escrows opened with 43 closed and 0 canceled.

**Nominating Committee:**

The Nominating Committee has been formed and Warren Wimer has recently corresponded with the members as to their first meeting information. He will Chair the first meeting and then the committee will vote in the permanent Chairperson to take over. The committee will be tasked on filling the positions of the 4 Board members who have their 2 year terms ending in April of 2019.

**Request for Address, Assessments and Annual Disclosure:**

The mailings for the annual request for current address and updated member information are being mailed out this week to ensure the best results when mailing out the annual disclosures. The annual disclosures as well as the home and boat assessments will be going out next month.

**Clubhouse Event Furniture Replacement:**

The LICA staff is in the process of providing the Board information on replacing the tables and chairs for the aging furniture currently in place. This reserve item is fully funded and ready for replacement. The Board will vote on the replacement items with multiple bids at the December 2018 BOD meeting.

**Assistant Manager’s Report**

**Stradas:**

47 Homes have corrected the strada violations of the original 80 homes from strada Barcelona thru strada Quito. Most remaining violations are on the Mentone, Palermo, and Quito stradas. 20 homes sent strada violation notices on November 9th, the stradas walked were Trieste thru Zurich Circle.

2nd violation notices will now tell residents to fix the violation or they will be requested to attend LICA Board hearing.

**SmartWebs:**

All resident information has been transferred to SmartWebs for implementation of our new software program. We are starting with homes for the strada violations and ARC portions of the LICA association. Boats will be added to the software next.

**OLD BUSINESS**

***Item A.***Scott made a motion to approve the 2019 Operating Budget as presented. Steve seconded the motion and passed.

***Item B.*** Juli made a motion to approve the update to Directive #5 – Tennis Rules – that will also include a 12 month lease required by renters instead of 6 months as well as additional verbiage pertaining to the LICA tennis pro and the specifics of their contract. The motion also included the Board will first need to approve the changes to the tennis pro’s contract before adopting the updated Directive after publishing.

**NEW BUSINESS**

***Item A.***Scott made a motion to transfer $9287.04 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.***Dave made a motion to approve the 2019 Reserve Study as presented. The motion was seconded by Leslie and passed.

***Item C.*** Juli made a motion to approve David Cane’s (LICA Attorney) 2019 Renewal of Retainer agreement. The motion was seconded by Leslie and passed.

***Item D.*** Juli made a motion to approve an additional $1500 for Clubhouse Holiday decorations for this year. The motion was seconded by Steve and passed.

***Item E.*** Marion made a motion to approve the OC Philharmonic Society’s request for LICA to sponsor their upcoming event. The motion was seconded by Juli and passed.

***Item F.*** Juli made a motion to approve a memorial plaque being placed on the bench at Orvieto/Nord Park. The motion was seconded by Steve and passed.

***Item G.*** Dave presented numerous ideas to the Board which required multiple approvals regarding the design and implementation of the San Remo Park Project. 1. Shana made a motion to approve the new playground equipment design at the tot lot of San Remo Park. Marion seconded the motion and passed. 2. Dave made a motion to approve the concept of a six foot block wall to replace the tall fence at the far end of the San Remo Park. The wall would run the entire width of the park and would be built solely on LICA property. Marion seconded the motion and passed. 3. Leslie made a motion to approve the conceptual design presented by Park West Landscape for the Antibes monument median area. The motion included the requirement of three total bids due to the cost of the project. Mike seconded the motion and passed. 4. Dave made a motion to approve the conceptual design presented by Park West Landscape for the Piazza Lido medians. The project would include large potted plants in the center areas and will include an eighteen inch DG area that would surround the perimeter of the medians. The Board agreed no fence will be installed around the perimeter of the medians. The Board directed the LICA staff to block off the reservation of the San Remo Park from September 2019 through April 2020 due to construction.

**COMMITTEE REPORTS**

**LANDSCAPE:**

Marion informed the Board that Park West Landscape went to the City and met with Chris Miller regarding the street end park garden wall designs which border the beaches. The Landscape Committee has been working with Park West to redesign these areas and have now been informed the only project that will be approved would be the replacement of the same material which is wood. Dave added that due to the garden walls aligning the edge of the water, it is now a Harbor item which would now include Coast Commission approval according to Chris Miller. Dave and Marion will meet with Diane Dixon to see if there is something they can do.

**Discussion:**

The Board discussed the red curb issue and they have determined the best course of action is to provide an Island wide survey at last month’s Board meeting. The Board has tasked Juli and Marion to present the proper verbiage regarding the survey for approval. Once approved the LICA staff will send out the survey to all members of Lido Isle.

**PRIOR EXECUTIVE SESSION DISCLOSURE (September 2018)**

Quentin called the Executive Session to order at 9:52 pm.

**Item A.** Julimade a motion to approve the September 26, 2018 Executive Session minutes as written. Marion seconded the motion and passed.

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

The Executive Session adjourned at 9:55 pm.

**Next Board meeting:** The next Board meeting will be held at 6:00 pm on December 12th, 2018.

Respectfully submitted,

Shana Conzelman, Board Secretary