

**LIDO ISLE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
OPEN SESSION  
September 26, 2018**

<p><b>BOARD MEMBERS:</b></p> <p><u>Present:</u> Leslie Thompson, Vice President Shana Conzelman, Secretary Marion Smith, Director Juli Ackerman, Director Steve Paquette, Director Mike O’Shea, Director</p> <p><u>Not Present:</u> Quentin Wall, President Scott Obel, Treasurer Dave Rahn, Director</p> <p><b>DIVERSIFIED PERSONNEL PRESENT:</b> Justin Langenberg, Assoc. Manager Matt Bosma, Assistant Manager Tori Greenberg, Admin Assistant</p>	<p><u>GUESTS:</u> Linda Kinninger – Lido resident Corky Winters - Lido resident Marilyn Bragg - Lido resident Mary Anne Jeppe - Lido resident Eric Henn - Lido resident Bill &amp; Liz Storm - Lido resident Joanne Harrold - Lido resident Carolyn Ross - Lido resident Gail and Bob Pollard - Lido resident Norma Wilson - Lido resident Tony Guenther - Lido resident Maury &amp; Roberta Friedson - Lido resident Mimi Hogan - Lido resident Ida Middlesworth - Lido resident Susan Crossley - Lido resident Mary King – Lido resident Judy Ebright - Lido resident Joyce Boghosian - Lido resident Pat Lamb – Lido resident John Dellagrotta - Lido resident Bob Winters - Lido resident Arthur Jeppe - Lido resident Bonne Chase - Lido resident Stephanie Rados - Lido resident Sid Crossley - Lido resident Andrew &amp; Karen Littlefair - Lido resident Marsha Ferroll - Lido resident Leslie Ellis - Lido resident</p>
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**CALL TO ORDER**

Leslie Thompson called the meeting to order at 6:03 pm.

**PUBLIC COMMENT SESSION**

A resident presented information on a variety of landscape materials designed by Mollywood to Marion Smith who was representing the Landscape committee. The material would represent what could possibly be implemented at the Piazza Lido median. A resident addressed the Board who spoke on behalf of the many members who attended the open forum to discuss the street end parks and red curb issues. This

resident addressed their concerns with the recent removal of a red curb at the Via Lido Soud and Via Koron street end park. This resident informed the Board they have spoken to John Wortmann who informed this resident he and Mel Richley were the ones to originally negotiate the street end parks with the city of Newport Beach back in 2000. According to John this agreement stipulated that these street end parks were to be a view corridor for residents. This resident spoke to someone at the city recently and warned that we do not want to open up this agreement for further negotiation as that could jeopardize some of the benefits we now have with the City. Another resident is concerned due to when the curb in front of Koron/Soud park was red, the LICA gardeners used to be able to park there with their equipment while they were working. They believe this will now have a potential impact to nearby neighbors that the LICA gardeners will have to park in front of their homes. Another resident is concerned this is now a safety issue for kids playing in the parks and running out between parked cars now that the red curbs have been removed. This resident has worked for the Irvine Company for many years and with their lakes and parks, they keep the curbs red for safety. Another resident asked why we are not regulating issues such as the building at 453 Via Lido Soud that placed 2 tent's on the beach and is operating a business from the ground floor of that apartment building. Another resident, a former LICA Board President, believes the LICA Board is supposed to answer questions during the public session. Another resident made the comment they believe the street end parks are open spaces that Lido Isle residents all pay for. Another resident asked whose decision it was to change the red curbs – was it the City of NB or the LICA Board? They wanted to know why they could not get answers from the Board now. They also asked if the decisions can be changed or is this a done deal. Another resident asked if the red curbs were removed for parking and if so, we need to fix the parking problem. The resident believes Lido has a parking problem because too many residents do not park in their garage because there garages are used for storage. Another resident believes the primary issue that is causing limited parking is the number of construction trucks currently on Lido and asked how we can help limit this. Another resident asked if it is legal to paint the curbs white without input from the community. Another resident suggested that what is done for one street end park should be done for all. Another resident is concerned that some red curbs were removed and used to provide site lines for pulling out of one-way streets onto Nord and Soud. This resident stated specifically the corner of Ravenna/Nord and another resident also added Palermo/Nord. This resident believes it is more dangerous to pull out as you cannot see the cross traffic until you are in the street. Another resident stated they believe the construction that completely blocks a street should require a permit from the city of Newport Beach. Another resident distributed photos of multiple vehicles parked in front of street end parks around the island and agrees the street end parking should remain open.

## **MINUTES**

Juli made a motion to approve the August 8, 2018 Board minutes as written. The motion was seconded by Mike and passed.

### **Manager's Report – September 26<sup>th</sup>, 2018**

#### **Diversified and LICA Software Update:**

Diversified Association management is now up and running on the new software system called Appfolio. This is a cloud based program so it can be operated and accessed anywhere where there is internet provided. The new system will allow easier access to reporting as well as a more streamlined accounting report system. Board members and Lido Isle residents will eventually be emailed out a request to set up their own portal online where they can pay for assessments and access all personal information. It was decided the online payments will be available only through the new Lido Isle Website and not through Appfolio due to the inability of Appfolio to link to the LICA website. Residents will be able to utilize their Appfolio resident portal to pay their yearly assessments directly to Diversified Association management.

#### **Reserve Study and 2019 Yearly Budget:**

Richard Ruffel from ARS, Advance Reserve Solutions, will be out this month to perform a walk of all of the assets on the Island. ARS visits Lido Isle once every three years to perform this evaluation and the in-between years are just simply an update to the study. He will be working with LICA Management and the Financial Committee to update any future expenditure's already listed in our study as well as any new projects which will need funding. The 2019 yearly budget is nearly complete and should be placed on the October 2018 BOD agenda for review and approval.

#### **Escrow Report:**

There have been 34 escrows opened in 2018 with 26 closed. For the same period in 2017, there were 38 escrows opened with 38 closed and 0 canceled.

### **Assistant Manager's Report**

#### **Stradas:**

80 homes received strada violation letters. Strada walks covered-Barcelona through strada Quito.

## **Construction:**

213 Via Jucar trampoline to be voted on at the October board meeting.

211 Via Ravenna roof height issue has been resolved, now under the 24' height restriction.

New software available through smartwebs for strada and construction tracking.

## **NEW BUSINESS**

**Item A.** Juli made a motion to transfer \$3548.09 from the reserve account to the operating holding account to reimburse for reserve expenditures from the operating account. The motion was seconded by Steve and passed.

**Item B.** Steve made a motion to approve Sam Sabers request for a LICA beach use. The motion was seconded by Mike and passed.

**Item C.** The Board discussed the seven-member Nominating Committee appointment process for the 2019 candidate selection. After discussion the Board came up with five names to possibly represent them on the Nominating committee for the three positions required. The Committee should be composed of past LICA Board Members, if possible, with the prior President chairing the Committee and to have each of the 4 Lido Clubs submit one name for the Board to consider at the October meeting. The Board tasked Justin Langenberg to contact the 4 Clubs for their nominations.

**Item D.** Mike made a motion to approve Robert Owens as the 2018 audit and tax preparation Company for Lido Isle. The motion was seconded by Juli and passed.

**Item E.** The Board considered the Holiday lighting proposals but has tabled this until Justin can provide a new bid from Holiday Harbor lighting to bid on the Genoa/Soud Park as well as the Clubhouse lighting. Matt was asked to contact Park West the new landscaper for a recommendation for Holiday Lighting.

## **COMMITTEE REPORTS**

### **WEBSITE/COMMUNICATIONS:**

Shana informed the Board there will be a new website launch party for the residents on Sunday, October 14th between the hours of 2-5pm. Shana presented the board and flyers she had made for the event and is very excited about the launch of the new LICA website.

### **CITY RELATIONS:**

Marion reported the city has agreed to paint the city's golf cart symbols on the golf cart parking areas of Lido and Marion has asked the Board to place this on the October agenda for approval. She said the city has informed her these symbols have been very

effective for them in regards to ensuring people are informed these areas do not allow regular vehicle parking.

### **MARINE FACILITIES:**

Steve asked the Board if he can place a request to change Directive #11 to allow for dock boxes on the Antibes boat garden dry dock storage. Juli said she would work with him and Marion on the verbiage to present to the Board for approval at a future Board meeting. Steve also asked the Board if he can place the idea and possible approval of a boat washing area for Lido residents on the Island.

### **Discussion:**

The Board discussed the red curb issue and has determined further dialogue is needed. The Board will bring the issue up for discussion at the October 2018 meeting to allow the entire Board to discuss before providing any direction on the matter. The residents attending were there due to the recent street modification located at Via Koron. What the Board was hearing is the residents were asking why the Board removed the red curb at all of the end parks. The Board oriented all Board members that this is misinformation and there has been parking at all of end parks with the exception of Via Koron, which may have been illegally painted sometime in the past. Pictures were shown of the end parks & street modifications before and after the minimal red curb modifications by the City. The city did a complete study of Via Lido Nord and Via Lido Soud after many complaints during the time of the renovations of the Lido Village and the Lido House hotel. This study took into account many things but also identified illegally painted curbs that restricted residential parking. During the Board discussion they elected to meet to pull together the City work order as well as the lease agreements to have a better understanding in addressing the resident's concerns.

### **PRIOR EXECUTIVE SESSION DISCLOSURE**

Quentin called the Executive Session to order at 8:36 pm.

**Item A.** Juli made a motion to approve the July 11, 2018 Executive Session minutes as written. Shana seconded the motion and passed.

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

**Item C.** Dave made a motion to approve Park West Landscape Maintenance as the monthly landscape and tree trimming Company for Lido Isle which would replace Down to Earth Landscape Maintenance. Leslie seconded the motion and passed.

The Executive Session adjourned at 8:56 pm.

**Next Board meeting:** The next Board meeting will be held at 6:00 pm on October 10<sup>th</sup>, 2018.

Respectfully submitted,  
Shana Conzelman, Board Secretary