**LIDO ISLE COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS' MEETING**

**OPEN SESSION**

**January 9, 2019**

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| **BOARD MEMBERS:**  Present:  Quentin Wall, President  Leslie Thompson, Vice President  Scott Obel, Treasurer  Marion Smith, Director  Juli Ackerman, Director  Dave Rahn, Director  Mike O’Shea, Director  Not Present:  Shana Conzelman, Secretary  Steve Paquette, Director  **DIVERSIFIED PERSONNEL PRESENT:**  Justin Langenberg, Assoc. Manager | **GUESTS:**  14 Lido Isle Residents  2 Guest’s:  David Cane – LICA Counsel  Margie Mateljan – LICA Tennis Pro |

**CALL TO ORDER**

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

**PUBLIC COMMENT SESSION**

A resident came in to speak with the Board in regards to a gate they would like to place in their strada area which was denied by the ARC. The resident brought the actual gate in for review to the Board. The resident asked the Board to make an exception to allow the 30” high gate instead of the allowable 18” gate by the CC&R’s. Another resident was attending the open session to support the red curbs being painted at the street end parks as part of the Island wide survey that went out to all residents. The same resident also attended the meeting to inform the Board they are in support of not allowing other tennis pro’s to access the Lido Isle tennis courts. A different resident spoke to the Board in support of keeping Directive #5 (Tennis rules), as is and spoke on behalf of the LITC that they do not support the change the Directive. Another resident also felt there should be no change to Directive #5 due to liability for insurance reasons as well as current scheduling for the residents with the current tennis pro. The current tennis pro, Margie Mateljan, brought in a document informing the Board of the proposed changes and information regarding the ramifications of approving the update to the Directive. A different resident spoke to the Board in regards to the previously approved new 6’ wall at the San Remo Park which will replace the 12’ chain link fence wall with ivy that is currently there. The resident is concerned if the wall is shortened to six feet only, there could be more damage to their home with balls hitting their home as well as the loss of some privacy. The resident says the current 12’ wall has been there before they moved in and they would be willing to work with the Board on establishing new ideas to increase the height of the proposed and approved wall which will replace the existing wall. The resident said they will bring presenting ideas to the Board in a presentation format at a future meeting. The same resident also discussed the recent survey that was done at the San Remo Park to establish lot lines as well as corner records for the lines between their home and the San Remo Park. The resident is requesting the new wall be built in the same place as the existing wall. Another resident informed the Board they do not feel the street end parks have been mowed in a timely manner by the new landscape company and the monuments need color change more frequently. They also inquired about the lack of landscape at the Antibes median and the Piazza Lido median areas. Dave Rahn informed the resident of his current dealings with the city pertaining to these areas and how the proper permits as well as design are in the works but take time. Quentin then read the results of the red curb survey which favored the red curbs be painted at each street end park and the Board would do exactly what the Island wide red curb survey said they would do. They will present the survey as well as the comments made by residents to Tony Brine at the city and will have Tony place any questions he has for Lido Isle in a written format to the Board. The Board has tasked Justin Langenberg, Association Manager, to write the letter to Tony Brine on the their behalf.

**MINUTES**

Leslie made a motion to approve the December 12, 2018 Board minutes as written. The motion was seconded by Marion and passed.

**Manager’s Report**

**January 9, 2018**

**Escrow Report:**

There have been 41 escrows opened in 2018/2019 with 32 closed. For the same period in 2017/2018, there were 46 escrows opened with 45 closed and 0 canceled.

**Koron Dock – Via Lido Soud:**

The Koron dock was replaced with the new dock on Thursday, December 20th.

**Red Curb – All Island Survey:**

The residents have until the close of business on January 7th to complete their red curb surveys. LICA management will provide the results to the Board via email on Tuesday, January 8th.

**Sand Erosion – Via Lido Soud and Nord:**

Dave Cousyn has finished the levelling and smoothing of the sand on the beaches of Via Lido Nord between the 300-400 blocks as well as the Via Lido Soud beaches that were heavily impacted by the rains recently. Dave has also finished smoothing out the sand at the LICA beach. LICA management is continuing their efforts to work with the city to allow for more sand replenishment as needed to combat the sand erosion issues around the Island.

**Assistant Manager’s Report**

**Stradas:**

19 of the original 96 strada violation homes have had final notices sent to them, describing the fines associated with not following the CC&Rs if they don’t correct the issue by 1/31/2019

**Boats:**

Final notices were sent to the 4 households that have multiple wet storage spaces. The notices gave the homeowners 6 months to vacate one of the spaces.

**Construction:**

I would like permission to reach out to the City of Newport Beach about the construction signage proposed by them at the November LICA meeting.

**NEW BUSINESS**

***Item A.***Scott made a motion to transfer $6750 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.***Scott made a motion to approve the Epoxy Construction concrete repair bids and the Board decided due to the unique specialist aspect of the project as well as the long standing relationship with Epoxy Construction and the partnership with Lisa from Shellmaker, multiple bids for approval are not necessary. The motion was seconded by Mike and passed.

***Item C.*** Consideration to update the current Tennis Pro contract has been tabled for a future Board meeting.

***Item D.*** Consideration to adopt the previously approved and published Tennis Rules Directive #5, has been tabled for a future Board meeting.

***Item E.*** Juli made a motion to approve a residents request to approve their 30” gate being installed in their strada. The Board will allow the gate as an exception as long as the maximum height of the gate is 30” and only expands the width of the gate brought in to show the Board. The motion was seconded by Mike and passed.

**COMMITTEE REPORTS**

**CITY RELATIONS:**

Marion requested the Board allow her and Justin from LICA management to create a standard letter that will go out to all residents of short term housing rentals which does not allow their tenants to take advantage of the amenities on Lido Isle. Renters are required to have a minimum of a 12 month lease listed with the LICA office to take advantage of any LICA amenity or asset. The Board agreed and will allow Marion and Justin to standardize a letter for these purposes.

**LANDSCAPE:**

Marion informed the Board she is communicating with the city as to how they will allow LICA to properly repair the street end parks garden/sea walls. Marion has also requested the Board supports her in the request for a topo survey and corner record for each street end park. The Board tasked Justin to reach out to D.M.I. to request a bid for the surveys. The Board also tasked Justin to place the bids on a future Board agenda as an action item to be considered once they have been provided to LICA management. Marion informed the Board she has reached out to some Landscape designers to request information on bidding out the design of these street end parks.

**MCIC:**

Dave informed the Board the MCIC should have approved landscape and building plans by the end of March of this year. He would like to go to bid after this has been completed and will need a General Contractor. He has asked the Board for any referrals for a General Contractor. He informed the Board he has completed the certificates of compliance. He is now working on the master encroachment permits for the four median areas including the Antibes median, the two Piazza Lido medians and the Genoa/Soud median. Dave informed the Board the city will need a letter from them approving the final rendering designs chosen by the LICA Board.

**DISASTER PREPAREDNESS:**

Mike distributed flyers for CERT training to the Board on behalf of Gail Reisman to allow Board members to sign up for CERT training.

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

Leslie called the Executive Session to order at 8:10 pm.

**Item A.** Shana made a motion to approve the November 14, 2018 Executive Session minutes as written. Scott seconded the motion and passed.

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

Discussion: Leslie updated the Board on the current mediation going on between LICA and a resident. The Board discussed what a “dwelling unit” is and has decided to seek out advice from LICA Counsel as to how LICA should handle these types of units going forward. The Board discussed the letters sent out from LICA management to have residents who rent multiple wet boat spaces, to remove one of their boats and forfeit one of those spaces. The Board determined they will allow these residents a total of 6 months to remove one of their vessels from one of their wet boat spaces.

The Executive Session adjourned at 8:25 pm.

**Next Board meeting:** The next Board meeting will be held at 6:00 pm on February 13th, 2019.

Respectfully submitted,

Quentin Wall, Board President