**LIDO ISLE COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS' MEETING**

**OPEN SESSION**

**March 13, 2019**

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| **BOARD MEMBERS:**Present:Quentin Wall, PresidentLeslie Thompson, Vice PresidentScott Obel, Treasurer Shana Conzelman, SecretaryMarion Smith, DirectorJuli Ackerman, Director Dave Rahn, DirectorMike O’Shea, DirectorSteve Paquette, DirectorNot Present:**DIVERSIFIED PERSONNEL PRESENT:**Justin Langenberg, Assoc. Manager, Matt Bosma, Asst. Manager | **GUESTS:**7 Lido Isle Residents 1 Guest – Brandon Architects |

**CALL TO ORDER**

Quentin called the meeting to order at 6:02 pm.

**PUBLIC COMMENT SESSION**

A resident came in to speak with the Board in regards to signage they would like to place up on the city side of the Lido Bridge as well as on the Lido Isle side to promote a cause they are supporting and currently a part of. Residents came in to discuss adding an elevator to their home that was previously denied by the Architectural Committee and also brought with them their Architect for the project. They came in to ask for an exception from the Board due to medical reasons and brought in plans as well as pictures to show the Board the elevator cannot be seen from the street or from the Bay. The Board will discuss this during the Action Items section of the meeting since they are included on this agenda. Another resident came in to speak with the Board to inform them of a meeting on April 6th that Michelle Steele, a County Supervisor, is holding regarding a change to the fixed base operation at John Wayne Airport. The resident would like to place an ad in the Islander to inform Lido residents of this aviation matter in hopes of members attending this meeting. The resident went on to inform the Board there will be multiple alternatives discussed at this meeting and the first two would include a new terminal for private jets that can operate 24 hours a day and one of those would include a new customs area for international travel. A resident came in to discuss the median project currently in place for the beautification of the Piazza Lido medians by the MCIC. This resident disagrees with the project and feels more residents should have been informed of the project since the Island is affected, not just those surrounding the medians. Dave Rahn, MCIC Chair, discussed the project with the resident and provided a full history of the project through the MCIC to this point.

**MINUTES**

Leslie made a motion to approve the February 13, 2019 Board minutes as written. The motion was seconded by Marion and passed.

**Manager’s Report**

**March 13, 2019**

**Escrow Report:**

There have been 3 escrows opened in 2019 with 1 closed. For the same period in 2018, there were 3 escrows opened with 3 closed and 0 canceled.

**Clubhouse Audio Visual Equipment Upgrades:**

New audio visual equipment has been installed in the AV closet located in the Garden Room as well as an new Ipad installed in the wall of the Bay Room as a new control panel for each room of the Clubhouse. The AV equipment installed is from the previously approved expenditure by the Board of Directors.

**Annual Meeting:**

As of today (March 8, 2019), the LICA office has tabulated a total of 363 votes out of 441 needed for a quorum for the 2019 BOD Election. A second mailing to those who have not voted will go out the week of the Board meeting and signs reminding residents to please vote. As a reminder the Annual Meeting will be held on April 13th starting at 10am but LICA will provide coffee and breakfast items beginning at 9:30am. Justin will be sending out information pertaining to the Organizational Meeting to potential new Board members who are currently on the ballot as well as the current Board members continuing on for another year for 2019-2020. Just will also provide information to future Board members on the ballot informing them of some of the operational procedures to expect while serving on the Board.

**Maintenance Technician Position:**

Sean McCabe was terminated from his position in February and LICA Management has been active in finding a replacement for the Maintenance Technician position. Matt and Justin have performed four interviews and so far have found one candidate they have invited back for a second interview. Once the candidate has been chosen by LICA Management, they will then introduce the candidate to the Admin Committee of the Board for final approval.

**Creeping Fig Removal from Clubhouse and New Palapa Fronds:**

Leslie Thompson has approved a bid to remove the creeping fig previously approved by the Board and the project will start on March 29th of this year. The dilapidated palm fronds of the Palapas on the LICA beach have been approved for replacement and the project should be completed soon.

**Assistant Manager’s Report**

**Stradas:**

Presentation by Matt Bosma at the Board meeting introducing Smartwebs software program reporting.

Update: The city of Newport Beach has lifted the moratorium on reactive strada enforcement. Any complaints by members of the Island or by LICA staff will be administered by John Murray, Code Enforcement, or another city representative in his absence.

**NEW BUSINESS**

***Item A.***Scott made a motion to transfer $10,309.28 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 Board decided to continue the approval of the landscape design for Koron/Soud park until there is more discussion with the resident neighboring the park. The Board has tasked Justin and the Landscape committee to send a letter to the residents to continue the correspondence and will determine the final design at a future Board meeting.

***Item C.*** The Board has decided to table the update to the Tennis Pro Contract. The Board will reconsider the approval once they have the full tennis pro insurance documents detailing the coverage, have determined whether the tennis pro should be considered an employee or an independent contractor after speaking with LICA counsel for determination, have determined what percentage of LICA members will be needed to allow for clinics of more than one person and finally to require the tennis pro to provide LICA management monthly reports of who they are training including all members and non-members.

***Item D.*** The Board denied the idea to provide sunscreen station around the Clubhouse and patio area of LICA.

***Item E.*** Juli made a motion to approve the installation of a sixty inch flat screen TV in the Board room for presentation purposes. The TV will not have any capability of television programming from cable or satellite but will in the future have internet connected to allow for presentations. The motion continues that the amount will not exceed the bid amount of $2634.83 and Justin from LICA management will reach out to Konex AV to see if they can find the same TV listed but at a reduced price. The motion was seconded by Mike and passed.

***Item F.*** Juli made a motion to allow an exception for the installation of an outdoor elevator to a resident’s home after the ARC initially denied the request. The motion was seconded by Mike and a vote was then taken. The motion passed with a count of 4 in favor, 3 not in favor and one Board member abstaining.

***Item G.*** Juli made a motion to authorize a residents request for a beach wedding on October 19th, 2019. The motion included the approval of the usage between 1pm and 4pm. The motion was seconded by Scott and passed.

***Item H.*** Juli made a motion to authorize a beach wedding on October 12th, 2019 which also included the denial of their request to move the swim float as well as the denial of a temporary screen lining the street along the grass areas of the beach. The motion included the approval of the beach usage between 2:30pm and 6pm.The motion was seconded by Dave and passed.

**COMMITTEE REPORTS**

**CC&R’s & By-Laws:**

Leslie updated the Board on all Architectural Committee matters and informed them the Committee is working on updating Directive #6.

**CC&R’s & By-Laws:**

Dave Rahn informed the Board of his idea to reach out to possible new Board members on the current ballot to inform them of how the Organizational meeting works at the Annual meeting and more details as to what the positions entail. He also felt it is a good idea to inform those nominees as to the current list of Board members who will be continuing on with the Board and their rolls with the current committees.

**City Relations:**

The Board discussed the recent request to the city of Newport Beach to raise their hedge heights from forty two inches to come in to alignment with Lido Isles current hedge height limit of sixty inches. The city discussed this matter on the phone with LICA Association Manager, Justin Langenberg, and requested the Board consider an all Island survey to go out requesting this increase. The city informed Justin city council will only consider the idea if there is an “overwhelming response” from the members of the Island. The Board was informed of this conversation and decided that something similar to this idea has already been performed when the Island decided to move forward with a possible CC&R change for Lido Isle raising their hedge heights from thirty inches to sixty inches back in 2002. The Island voted to change the CC&R and the height was then raised to sixty inches. The Board will now form a firm letter in conjunction with LICA management to inform them this should suffice in their request and would like to move forward with their current request for the city to raise their hedge heights to sixty inches for Lido Isle.

**Communications/Website:**

Shana discussed her email exchange with David Cane, LICA legal counsel, pertaining to the website directory of members. She read the email to the Board from David Cane describing in detail the process all members must go through per the Davis-Sterling Act to obtain a membership roster. A request for a copy of the membership roster must be made in writing, Civil Code Section 5225. The written request must state the purpose for which the roster will be used and that purpose must be related to the requestor's interest as a member. Civil Code Section 5230 prohibits selling a roster, using a membership roster for commercial purposes, and using a roster for a purpose unrelated to a person's interests as a member. The only information that is to be provided in the roster are the names, property addresses and mailing addresses of all members who have not otherwise opted out of having their information shared, Civil Code 5220. No email addresses, no phone numbers, no account numbers are to be provided. Associations have 10 business days to provide a roster following a lawful request.

**LANDSCAPE:**

Marion discussed the landscape design at the Koron/Soud street end park previously discussed in the Action Items area of the Board meeting.

**MCIC:**

Dave informed the Board he has recently been informed by the Playground equipment replacement Company that LICA’s swing sets are currently out of compliance. He said they will have to replace the swings and has been working with the vendor to come up with an acceptable reconfiguration at the San Remo Park Tot Lot to ensure LICA is in compliance after the project has been completed. He will also place the two bids for brand new playground equipment for the Genoa/Nord playground on the next Board agenda for approval. The equipment is slated for replacement through the Reserve Study. Dave informed the Board he had received a formal request from an ad hoc group of Lido residents who were previously asked by LICA’s General Manager to plan, select and supervise removal of the deteriorated equipment and to install replacement equipment with a budget or $71,000 at the Genoa bayside park. The Board decided that it could not approve these actions since they were not on the March agenda. However, the Board approved Dave informing the ad hoc committee chair person that their proposed budget and operating authority as a temporary sub-committee of the MCIC will added to the April Board meeting agenda and will be approved.

**PRIOR EXECUTIVE SESSION DISCLOSURE (February, 2019)**

Quentin called the Executive Session to order at 9:28pm.

**Discussion Item A.** The Board discussed Island wide strada issues and in particular possible lawsuits pertaining to hedge heights between neighbors.

**Discussion Item B.** The Board discussed the current Snack Bar Operators contract and the idea of either keeping the current Operator in place or possibly replacing them with a new Snack Bar Operator this year. The Board did not make a determination.

The Executive Session adjourned at 9:32 pm.

**Next Board meeting:** The next Board meeting will be held at 6:00 pm on April 10th, 2019.

Respectfully submitted,

Shana Conzelman, Board Secretary