

**LIDO ISLE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
JULY 13, 2022, AT 7:00PM  
701 VIA LIDO SOUD, NEWPORT BEACH, CA 92663**

**CALL TO ORDER**

The General Session of the Lido Isle Community Association Board of Directors meeting was called to order by President Wirgler at 7:05pm.

**DIRECTORS PRESENT**

Ken Wirgler, President  
Ronda Clark, Secretary  
Catherine O'Hara, Director  
Lawrie Cunningham, Director

Buddy Richley, Vice President  
John Devir, Treasurer  
Ted Gregorious, Director  
Steven Hollins, Director

**DIRECTORS ABSENT**

Camille Rizko, Director

**GRANDMANORS**

Janine Stratton, CMCA®, AMS®, General Manager  
Lisa Dory, CMCA®, AMS®, PCAM®, Vice President of Onsite Management

**ANNOUNCEMENT EXECUTIVE SESSION**

In accordance with Civil Code Section 4935(a) the Board met in Executive Session prior to the General Session meeting on July 13<sup>th</sup>, 2022, to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments as specified in Civil Code.

I. **HOMEOWNER FORUM**

**Four (4) homeowners were in attendance to address the following topics:**

- Security Concern.
- "No Outlet" Sign at the entrance of the Island.
- Cell Tower
- Beach Wedding Request

II. **BOARD MEMBER GOALS**

**The following directors expressed their goals for the community. No further action was taken.**

- John Devir: Budget review to manage toward potential fiscal tightening (exempting security) given potential for an economic downturn that may affect revenue and costs.
- Steve Hollis: Security
- Catherine O'Hara: Address tennis club facility issues.

III. **SECRETARY'S REPORT**

1. Approval of June 8, 2022, Minutes

A motion was made, seconded, and unanimously carried to approve the June 8<sup>th</sup>, 2022, General Minutes as corrected.

IV. **TREASURER'S REPORT:**

1. Financial Review May 2022 John Devir

A motion was made, seconded, and unanimously carried to approve the May 31, 2022 financials as prepared by GrandManors subject to year end audit. The report reflects as follows:

YTD Total Assets	\$4,677,338.00
Current Liability	\$611,988.00
Replacement Fund FTD	\$1,308,009.00
Cash at the end period	\$3,221,344.00

Director Devir will be reviewing the issue related to banking account balances being above FDIC insurance coverage limit.

2. Collection Update

No action necessary.

V. **COMMITTEE REPORTS**

1. Architectural Committee

A motion was made, seconded, and unanimously carried to ratify and approve the architectural meeting minutes dated June 6, 2022, and June 20, 2022 minutes.

2. Clubhouse/Snack bar/Events

a. Interior Clubhouse refresh update (Ken Wrigler) – The refresh is almost complete. Security guard to open and close the doors. Need to train security guards regarding the steps to open and close the doors. Need to amend directive accordingly. Clubhouse Grand Re-Opening Party was a success. Approximately 300 plus people attended. No action was taken.

b. Interior audio sound system (Ken Wrigler) – The system is complete and working well. Garden Room sound level attenuation was poor as that was not included in the scope of the Clubhouse update. Keys to the audio room will remain with the Association personnel. Audio system user guide will be prepared for users/members. No action was taken.

3. Marine Facilities  
Antibes Crane Update (Ken Wirgler) – The Antibes crane project has been completed. No action was taken.
4. Tennis  
Director O'Hara discussed the tennis court maintenance concerns. Update list of maintenance/repair items to be prepared and distributed at future meetings. Windscreens will not be replaced as additional cleaning has proved sufficient. No further action was taken.
5. Entry Bridge/City Relations  
Director Richley will contact the City regarding the resident concern regarding the missing “no outlet sign” at the entrance to the island. Grass and waterline issue at the entry to be reviewed and resolved.
6. Security/Traffic Safety/CERT
  - a. CERT-CERT is being reinitiated and moving forward.
  - b. BBC Camera  
No update.
  - c. Patrol Bids and Complaints  
A motion was made, seconded, and unanimously carried to approve the revised patrol service contract from Southwest Patrol. The Board will proceed with a 90-day trial contract with Southwest Patrol, contingent on submitting the contract to the LICA General Counsel for review. Furthermore, the Board will update the annual budget to reflect the newly approved contract amount pending vendor performance. The new billable hourly rate for an unarmed officer is \$39.00 per hour and \$55.00 per hour for each armed officer.
7. Landscaping
  - a. Landscape Updates  
Director Cunningham provided landscape maintenance updates as follows:
    - Waziers/Soud end park pear trees have blight.
    - The trees needed to be pruned for blight.
    - They can only be pruned back to a certain extent to preserve the integrity of the tree. Tree trimming will be addressed in the fall.
  - b. Landscape Proposals-Lawrie Cunningham  
Reviewed proposal for Zurich Via Lido Nord proposal to remove existing sand/soil from the planter and to convert to drip irrigation. Proposal not approved based upon cost benefit evaluation.
  - c. Landscape Proposal

A motion was made, seconded, and unanimously carried to approve the landscape proposal from Park West Landscape to add plants to Genoa Nord approved at a cost of \$210.00. Funds will be expanded from Operating GL (Landscape Extras), which has a remaining balance of \$12,662.00 as of May 31, 2022.

d. Gas Increase

A motion was made, seconded, and unanimously carried to approve Park West Landscape's fuel surcharge cost.

VI. **OLD BUSINESS**

1. Insurance Claim Update

No action as required.

2. Solar Panel Guidelines Update-Directive 6.11

A motion was made, seconded, and unanimously carried to approve and adopt the Solar Guidelines Update-Directive 6.1 changing one word in the Solar Panels section from "not permissible" to "not recommended" effective August 1<sup>st</sup>."

3. Clubhouse and Patio Reservation Policy

No action was taken as the Board will form a committee to complete this task.

4. Homeowner Request – 340 Via Lido Nord – Genoa Park Teeter Totter

A motion was made, seconded, and unanimously carried to approve removing the Teeter Totter at Genoa Park and move forward to replace with alternate equipment not to exceed \$2500."

VII. **NEW BUSINESS**

1. President Comments

No action as taken.

2. Homeowner Request-406 Via Lido Nord-Beach Wedding

A motion was made, seconded, and unanimously carried to approve the Beach Wedding on July 29, 2023, for resident at 406 Via Lido Nord, insofar as the set up does not begin until after 5:00 PM although they may set up on the grass at 4:00. The beach area is only 40' from the front of the bulkhead.

3. Homeowner Request-MCIC Member-Basketball hoop

No action was taken as the Board will investigate cost and timing to install a fixed rim basketball hoop on the Nord side of the facility. Bring back cost for approval by the Board.

4. Homeowner Comments-Tennis Member

No action was taken as the Board President will review the comments.

5. Homeowner Request-217 Via Ravenna-Facility Use  
No action was taken as the Board President will investigate further and report back.
  
6. Reserve Study Proposals  
A motion was made, seconded, and unanimously carried to approve the quote from Advance Reserve Solutions, Inc. to complete a reserve study with no onsite visit at a cost not to exceed \$2,550.00 to be funded from Operating GL (Reserve Study), which has a remaining balance of \$2,500.00 as of May 31, 2022.

**NEXT MEETING**

The next meeting of the Board of Directors is scheduled for Wednesday, August 10, 2022 at 6:00PM located at 701 Via Lido Soud, Newport Beach, CA 92663.

**ADJOURNMENT**

There being no further business to come before the Board of Directors in Executive Session, the meeting was adjourned at 8:55pm.

Ronda Clark  
Secretary Print

  
Signature

  
Date