

**LIDO ISLE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
AUGUST 10, 2022, AT 6:00PM  
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 6:18 pm.

**DIRECTORS PRESENT**

Ken Wirgler, President

Ronda Clark, Secretary

Catherine O'Hara, Director

Lawrie Cunningham, Director (*Departed at 8:08PM*)

Buddy Richley, Vice President

John Devir, Treasurer

Camille Rizko, Director

**DIRECTORS ABSENT**

Steven Hollins, Director

Ted Gregorious, Director

**GRANDMANORS**

Janine Stratton, CMCA®, AMS®, General Manager

**ANNOUNCEMENT EXECUTIVE SESSION**

In accordance with Civil Code Section 4935(a) the Board met in Executive Session prior to the General Session meeting on August 10<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**

Three (3) homeowners were in attendance to address the following topics:

- Resident in attendance reminded Board Members that they are fiduciaries to the shareholders, and they cannot misrepresent facts or act in bad faith.
- Resident in attendance to observe meeting.
- Resident in attendance to speak although attended after Homeowner forum; will attend another meeting to speak.

**II. SECRETARY'S REPORT**

1. Approval of June 8, 2022, Minutes

Resolution: A motion was made, seconded, and unanimously carried to approve the July 13<sup>th</sup>, 2022; General Minutes as corrected.

2. The new Agenda Format was discussed and reviewed.

### III. TREASURER'S REPORT:

#### 1. Financial Review June 2022 John Devir

Resolution: A motion was made, seconded, and unanimously carried to approve the June 30, 2022; financials as prepared by GrandManors subject to year-end audit. The report reflects as follows:

YTD Total Assets	\$4,435,757.00
Current Liability	\$589,600.00
Replacement Fund FTD	\$1,240,092.00
Cash at the end period	\$3,018,225.00

#### 2. Banking Issues

Director Devir reviewed banking issues with Union Bank (reserve account) which no longer provides HOA bank services. Director Devir recommending moving account to another bank. Director Devir to identify bank and bring back to the Board for approval.

New bank and accounts would address the issue of banking account balances being above FDIC insurance coverage limit if funds are invested in Treasury Bills or \$250,000 per CD.

### IV. COMMITTEE REPORTS

#### 1. Architectural Committee

Resolution: A motion was made, seconded, and unanimously carried to ratify and approve the architectural meeting minutes dated July 18, 2022, and August 1, 2022, minutes.

- Director Camille to discuss electronic plan and approval process with Architectural Committee
- Discussed Resident request for 20' roll up garage door

#### 2. Clubhouse/Snack bar/Events

- a. Interior Clubhouse refresh update (Ken Wrigler) – The refresh is almost complete-punch list almost complete. Security guard to open and close the doors.  
Resolution: No action was taken.

Directive 3 Committee to meet and finalize Directive. (Catherine, Steven, Ken, and Ronda)

- b. Interior audio sound system update (Ken Wrigler) – The system is complete and working well.  
Resolution: No action was taken.

#### 3. Marine Facilities

Antibes Crane Update (Ken Wrigler) – The Antibes crane project has been completed.

Changing Boom motor will be necessary in future and will be addressed after the season or after the first of the year.

Resolution: No action was taken.

4. Tennis

Director O'Hara discussed the Facility Report. Updated list of maintenance/repair items was prepared and distributed to the Board. Director O'Hara will coordinate with LICA General Manager regarding maintenance/repair items and bring back to the Board if financial approval is needed.

Resolution: No further action was taken.

5. Entry Bridge/City Relations-Director Richley

a. Director Richley confirmed there is an existing "no outlet sign".

b. Clubhouse Beach Gate/Fence

Assistant City Engineer indicated they will not remedy the gate and gap issue.

Director Richley to get quote to fix the issue and follow up with our local City Council representative regarding the issue.

c. Basketball pole will require setbacks which may work, or an alternative is to install it on the wall, so City approval is not necessary. Director Richley will provide an update at the next Board meeting.

Resolution: No action taken.

6. Security/Traffic Safety/CERT

a. CERT-CERT

No update.

b. BBC Camera-Director Richley

No update.

c. Patrol Bid Update-Directors Wirgler and Richley

- Contract with Southwest Patrol was approved by LICA General Counsel and executed by both parties. 90-day trial began August 1, 2022. Three (3) full time dedicated employees have been identified. Gilbert will be the Post Commander.

- 90-day trial and contract review will be on the Board Agenda for October.

Resolution: No action was taken.

7. Landscaping-Director Cunningham

a. Landscape Updates

Director Cunningham provided landscape maintenance updates as follows:

- Waziers/Soud end park will plant missing plants. The trees needed to be pruned for blight will occur in the fall.
- Clubhouse trees have disease-will evaluate options to remedy.
- Orvieto and Soud remove and relocate plants.
- San Remo tree trimming to be addressed in winter.
- Zurich Park camelia tree replacement bids to reviewed next board meeting.

Resolution: No action was taken.

V. **OLD BUSINESS**

1. **Clubhouse and Patio Reservation Policy**

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

VI. **NEW BUSINESS**

1. **President Comments**

No action was taken.

2. **Homeowner/Board Member Request for Bocce Ball Court**

Director Rizko would like the Board to consider converting one of the park grass areas into a bocce ball court. Director Rizko to explore this option and associated costs and bring back to the Board for review.

Resolution: No action was taken.

3. **Holiday Lighting**

Resolution: A motion was made, seconded, and unanimously carried to have Dekalite proceed with the Holiday Bridge Lighting at an annual budget for this line is \$10,719.60. This expense will be funded from Operating Budget (Holiday Lighting/Décor) which has an annual budget amount for Holiday Decorations and Lighting of \$14,250.00.

4. **Holiday Decoration-Clubhouse**

Resolution: A motion was made, seconded, and unanimously carried to have (Board Members and Residents) define the scope of work for bidding the Holiday Lighting Antibes and Clubhouse project and revisit at the September board meeting. (The annual budget for Holiday Decorations and Lighting line is \$14,250.00.)

Director Clark to coordinate definition of the scope of work with General Manager and Barbara Wall.

Men's Club to meet and review the Genoa Park decorations.

5. **Sharp Printer-Leasing**

Resolution: A motion was made, seconded, and unanimously carried to approve the updated leasing option from CBE Office Solutions for a new Sharp color copier with a monthly lease of \$373.00 which will be funded from the Operating Account-Office Equipment.

***Director Cunningham departed at 8:08PM.***

6. **Clubhouse Grass Repair**

Resolution: A motion was made, seconded, and unanimously carried to approve the landscape proposal 96315 to repair the clubhouse beach area grass for a total cost of \$2,066.76 which will be funded from the Operating-Landscape Extras noting that the City of Newport Beach will reimburse this expense.

VII. BOARD ORGANIZATION

Resolution: A motion was made, seconded, and unanimously carried to ratify the Board Organizational Meeting on June 8<sup>th</sup> as follows:

- President-Ken Wrigler
- Vice President- Buddy Richley
- Treasurer- John Devir
- Secretary- Ronda Clark
- Director- Lawrie Cunningham
- Director- Ted Gregorious
- Director- Steven Hollins
- Director- Catherine O'Hara
- Director- Camille Rizko

NEXT MEETING

The next meeting of the Board of Directors is scheduled for Wednesday, September 14, 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 8:11pm.

Ronda Clark  
Secretary Print

  
Signature

9-15-22  
Date