

Lido Isle Community Association  
Board of Directors Meeting  
May 10, 2023 – 6:00PM  
701 Via Lido Soud, Newport Beach, CA 92663  
General Session Meeting Minutes

**DIRECTORS PRESENT**

Ken Wirgler, President

John Devir, Treasurer

Camille Rizko, Director

David Hendler, Director

Mario Sustayda, Director

Buddy Richley, Vice President

Ronda Clark, Secretary

Catherine O'Hara, Director

Alastair Fraser, Director

**DIRECTORS ABSENT**

None

**GRANDMANORS**

Janine Stratton, CMCA, AMS, General Manager

Metrius Fair, CMCA, AMS, Vice President

**ANNOUNCEMENT EXECUTIVE SESSION**

In accordance with Civil Code Section 4935(a) the Board met in Executive Session prior to the General Session meeting on April 12, 2023, 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. Call to Order                      The General Session of Lido Isle Community Association Board of Directors meeting was called to order by President Wirgler at 6:05PM.
- II. Homeowner Forum
  - Resident #1-Reviewed Pickleball survey prepared by resident.
  - Resident #2-Thirteen women play and there is only one court; agree screens will reduce sound.
  - Resident #3-Support request for more courts. Supports efforts to mitigate sound issues.
  - Resident #4-Does not support expansion of pickleball courts. 50% of time the courts available now are empty. Weekend use recommend user fee for 90-minute use (fee to be similar to tennis). No back-to-back reservations. Noise and activity will impact home values. Many communities do not allow Pickleball and others that do have had lawsuits.

- Resident #5-One court is not adequate. Recommends trial period of expanded courts over the summer before a final decision is made.
- Resident #6-Does not support expansion of Pickleball courts due to noise. If Board approves San Remo will have the least impact to residents.
- Resident #7-Pro pickleball, supports screens for noise reduction. No early morning or late at night. Selling point to have pickleball.
- Resident #8- Very concerned about noise and lateness of the noise. Community public courts are available for pickleball players. Other issue is trees have been trimmed or removed without notice.
- Resident #9: Supports limited use of pickleball courts. Concession would be to not play past 6:00. Penalties for violators.
- Resident #10: Supports Resident #5 proposal.
- Resident #11: Supports daytime play only but overall supports pickleball.
- Resident #12: Agrees with support for pickleball.
- Resident #13: Agrees with expansion of courts for pickleball. Booking courts and no show is a problem. Antibes Dry dock-can't tie off to allow access.
- Resident #14-Supports the trial period and generally supports the concept of expanding the pickleball courts.
- Resident #15: Supports pickleball expansion; it is good for children.
- Resident #16- Resident is 90 yrs. old and the noise after 10 is disruptive; does not support expansion without limits on time of play etc. Wants to be informed about tree removal before action.
- Resident #17- Resident not in favor due to noise. What's the discount in home value due to noise? Potential liability issues for LICA.
- Resident #18- Resident believes there is more demand for pickleball than tennis.
- Resident #19-Reservation system is not working 50% no show. Solve that issue before impacting home values by expanding pickleball courts. No pickleball can be near residents at most HOA's. 2 surveys done 2 years ago. Board has a fiduciary responsibility to not impact home values.

- Resident #20: Supports pickleball; fixing reservation system; trial period; restricting hours.

III. Secretary's Report

A. Approval of Minutes Resolution: A motion was made, seconded, and unanimously carried to approve the April 8, 2023 Special Session Minutes as presented.

B. Approval of Minutes Resolution: A motion was made, seconded, and unanimously carried to approve the April 12, 2023, General Session Minutes as presented.

IV. Treasurer's Report

A. Financial Review  
March 31, 2023 Resolution: A motion was made, seconded, and unanimously carried to approve and ratify the financial statements dated March 31, 2023, as presented by Treasurer John Devir and as prepared by GrandManors subject to year-end audit.

Finance Committee to prepare recommendations for the Board to review at a future meeting regarding investment options for reserve amounts. John Devir, Treasurer, is abstaining from the committee related to investment strategy due to conflicts with his position at PIMCO.

B. Bank Status

- Current monthly sweep from Chase to PacWest for GrandManors operating expenses will continue until the additional Chase Operating Expense Account is available to receive transfer. PacWest account balance is \$181,000 which is below the \$250,000 FDIC level.
- PacWest Operating Account and Reserve Account is being moved to Chase due to instability of PacWest bank. Chase accounts have been opened and the ability to transfer Monthly Operating and Reserve balances should be finalized within the month.
- A separate Chase Securities Account is in final stage of being opened and should be available within the next few weeks.

C. Bank Representatives Finance Committee shall meet to discuss investment options and prepare recommendations for the Board. Finance Committee to invite Chase Bank Representatives as deemed appropriate.

V. Committee Reports

The following agenda items serve as a placeholder for each Board liaison to provide any updates related to their assigned Committee(s).

A. Architectural Committee

Camille Rizko

- a. Architectural Meeting minutes Resolution: A motion was made, seconded, and unanimously carried to approve the Architectural Meeting Minutes dated April 17, 2023 as presented.
- B. Clubhouse/ Snack bar/Events Ken Wirgler
- a. Clubhouse Snack Bar May 21<sup>st</sup> Soft Opening; official opening shall be Memorial Day Weekend.
- C. Marine Facilities
- No update. Consultant offered to review Antibes Boat Garden for better efficiency and access; Marine subcommittee to review idea and bring back.
  - Sand restoration on Soud has been completed. Nord to be completed later this week.
  - Awaiting Tight Quarters to advise regarding French Drains along Nord and Soud walkways.
- D. Tennis Club Catherine O’Hara
- a. Facility Report and/or Update No update.
- E. Gate at the Club beach Buddy Richley
- a. Proposal – Beach Gate No Action. Director Richley to explore additional options.
- F. Security/Traffic Safety/CERT Ken Wirgler /Buddy Richley
- a. Patrol Update Security Subcommittee met with SW Patrol. Discussed lack of performance by the late-night shift and weekend employee. Requested that another officer replace current late-night shift individual.
- G. Landscape Committee Ronda Clark.
- a. Landscape Updates Evaluating condition of end parks; update expected next month.
- Need sign at Genoa Park to not use the area for the dogs.
- H. Major Capital Improvement Committee (MCIC) Ronda Clark
- a. MCIC updates No Update.
- VI. Old Business
- A. Genoa Nord Park – Bollards Director Rizko to get additional information regarding bollard design, number of posts and updated cost. Director to meet with City regarding permitting process. Updates to be provided to the Board next month.

- B. Insurance Claim – Claim #1528705 President Wirgler and Vice President Richley to meet with the city regarding the dock parcel number needed for the insurance claim.
  - C. Insurance Claim – Claim #1564317 President Wirgler and Vice President Richley to identify flag sizes and wind speed design to continue the process for proposal for replacement.
- VII. New Business
- A. President’s Comments This agenda serves as a placeholder for the Board President to provide any comments he may have.
  - B. Wet Storage Space – 623 Via Lido Nord GrandManors shall prepare a letter from LICA requesting a written request from heir of deceased resident regarding Section 6 Directive 11 and request their attendance at the next meeting, if available, to better understand the request.
  - C. Directive 11 Review – Boat Storage Rules No Update bring back to next Board meeting.
  - D. Boat Storage Citations Subcommittee (President Wirgler, Vice President Richley, Director O’Hara, and Director Sustayda) to review and bring back recommendations to the Board next month.
  - E. Rules Adoption – Directive 3, 7, 26, and 31 Resolution: A motion was made, seconded, and unanimously carried to approve adopting Directives 3, 7, 26 and 3; with regard to walk-in’s effective June 1<sup>st</sup>.
  - F. Pickleball Court Resolution: A motion was made, seconded, and unanimously carried to approve Board appointment of the following Pickleball Subcommittee members (Director Hendler, Director Sustayda, Director Fraser and Director O’Hara) to be created to further evaluate the booking system, study current pickleball activities/usage, the noise impact, and any LICA liability issues.
  - G. Tennis Court Reservation System and Policy See above.
  - H. Yacht Club Summer Sailing Program Resolution: A motion was made, seconded, and unanimously approved that the Board appoint the following Yacht Club Summer Sailing Subcommittee (Director Wirgler, Director Sustayda, Secretary Clark and Director Fraser) to evaluate how to control the impact of the off-island participants and parents as well as evaluate the program requirements for next year.
  - I. Jucar Basketball Hoop Director Richley to evaluate options to replace the current basketball hoop.
  - J. Long Term Vision/Master Plan for No action.

- LICA facilities and improvements
- K. City Lease Negotiation      President Wirgler to schedule a meeting.
- L. City Property located near Bridge      No Action; not Board business.
- M. Common Area Signage and Towing Companies      Resolution: A motion was made, seconded, and unanimously carried to approve appointment of a Common Area Signage and Towing Companies subcommittee (President Wirgler, Vice President Richley, Director Sustayda) to develop signage for the Dock stating that is for Lido Residents only, mooring field residents can be towed, and off-island can be towed within 24 hrs. of notice.
- N. Debit Card Limit      Resolution: A motion was made, seconded, and unanimously carried to approve an increase to the debit card threshold from \$5,000 to \$15,000 for 60 days in order to purchase the Clubhouse furniture pieces online.
- O. Holiday Lighting Décor      Resolution: A motion was made, seconded, and unanimously carried to approve the quotes for installation.
- P. Reserve Study Report Proposal      Resolution: A motion was made, seconded, and unanimously carried to approve \$2,600.00 expenditure, to be funded from , for Advanced Reserve Solutions, Inc. to provide a non-site visit reserve study.
- Q. Next Board Meeting      The next regular Monthly Board of Directors meeting will be held on *Wednesday, June 14, 2023* at 6:00PM.
- VIII. Adjournment      There being no further business to come before the Board of Directors, the meeting is adjourned at 9:17PM.

*R.N. WIRGLER*  
Ronda Clark

Secretary Print

*PRESIDENT*

*K. Wirgler*

Signature

*6/14/2023*

Date