

Lido Isle Community Association
Board of Directors Meeting
September 20, 2023 – 6:00PM
701 Via Lido Soud, Newport Beach, CA 92663
General Session Meeting Minutes

DIRECTORS PRESENT

Ken Wirgler, President
Ronda Clark, Secretary
Alastair Fraser, Director
Mario Sustayta, Director

Buddy Richley, Vice President
David Hendler, Director
Catherine O'Hara, Director

DIRECTORS ABSENT

Camille Rizko, Director
John Devir, Treasurer

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 September 20, 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.

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| I. | Call to Order | The General Session of Lido Isle Community Association Board of Directors meeting was called to order by President Wirgler at 6:37PM. |
| II. | Homeowner Forum | 3 Residents attended without comment.
1 Resident attended and spoke to their request for a variance to the Directive 3 regarding conditions for approval to use the clubhouse for a wedding. |
| III. | Secretary's Report | |
| | A. Approval of Minutes | Resolution: A motion was made, seconded, and unanimously carried to approve the August 9, 2023, General Session Minutes as amended. |
| IV. | Treasurer's Report | |
| | A. Financial Review July 31, 2023 | Resolution: A motion was made, seconded, and unanimously carried that the financial statements dated July 31, 2023, be approved, and ratified as presented subject to year-end audit. |

B. Reserve Funds --
Transfer

Resolution: A motion was made, seconded, and unanimously carried to authorize Treasurer, John Devir, to transfer \$915,990.00 from Chase Acct #6791 (Reserves) to Chase Acct #9052 (Operating).

Resolution: A motion was made, seconded, and unanimously carried to authorize the Treasurer to transfer monthly operating AP amount of \$148,000 to the PacWest AP #8803 effective October 1, 2023, rather than Chase AP Account #0906.

Furthermore, all AP Reserve expenses will be funded through the PacWest Reserve #0440. PacWest checks include requirement for two (2) signatures rather than only one (1) for the Chase AP accounts. Additionally, Pac West Accounts balances shall never exceed the \$250,000 FDIC insured level.

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 August 7, 2023, August 21, 2023, and September 5, 2023 as presented.

B. Clubhouse/ Snack
bar/Events

Ken Wirgler, Ronda Clark, David Hendler

a. Clubhouse Snack
Bar

No Action.

C. Marine Facilities

Ken Wirgler, Buddy Richley, Alastair Fraser, Mario Sustayta

a. Yacht Club
Inventory List

No Action.

b. Yacht Club
Agreement

No Action.

c. Speak with a
Boat Owner

No Action.

d. Update Boat
Storage
Directive

No Action. Marine Committee to review policy.

D. Tennis Club

Catherine O'Hara

a. Facility Report
and/or Update

Items to be evaluated for repair/maintenance:

- Gate to Jucar Pickleball/Basketball area.
- Water Fountain at Barcelona Court
- Modernize/upgrade the shade/umbrellas
- Refinish tennis courts

- E. Security/Traffic Safety/CERT/Patrol
 - a. Patrol Update

Ken Wirgler, Camille Rizko, David Hendler, Mario Sustayta

The patrol survey respondents show the following results:

Armed 24/7	35.14%
Unarmed 24/7	27.57%
Unarmed during the day and armed at night (as it is currently)	37.30%

- b. CERT
- No Action.

- F. Landscape Committee

Ronda Clark and Alastair Fraser

- a. Landscape Updates and Bids
- No action was taken. Landscape expenses were ratified and noted on agenda item K.

- G. Major Capital Improvement Committee (MCIC)

Ronda Clark and Alastair Fraser

- a. MCIC updates
- No Action.

VI. New Business

- A. President's Comments

This agenda serves as a placeholder for the Board President to provide any comments he may have.
- B. Homeowner Comment – 720 Via Lido Soud

No Action.
- C. Homeowner Request – 115 Via Orvieto

The agenda item has been tabled until the October Board meeting.
- D. Major Remodel Construction Traffic and Parking Issues

Resolution: A motion was made, seconded, and unanimously carried to approve the formation of a sub-committee with Alastair, Ronda, Mario and Camille. The purpose of the committee is to resolve the impact to the community due to construction projects.
- E. Annual Boat Parade Event

LICA to survey committee for feedback regarding meal or desert catering for the event.
- F. Access Card – Access to Antibes Boat Garden

No action was taken. The Board agreed to obtain the same access for all board members.
- G. 2024 Budget – Holiday Lighting

The agenda item has been tabled until the October Board meeting.

- H. Genoa Nord Water Leak – Plumbing bids Resolution: A motion was made, seconded, and unanimously carried to approve Orange Coast to proceed with investigation based upon an hourly rate, to determine origin of leak. Upon determination, Orange Coast to proceed to repair leak at a total cost, including hourly investigation cost, not to exceed \$6,000.00 to be funded from Operating Repair and Plumbing.
- I. Roofing Repair Bids Management to prepare comprehensive summary of cost estimates/bids from vendors using a defined scope of work. To be presented and reviewed at the next meeting.
- J. San Remo Cabinets Replacement Management to request bidders revise bids to include only materials suitable for outdoor space and update bids accordingly. Updated bids to be presented for review at the next meeting.
- K. Operating Expenses Ratifications Resolution: A motion was made, seconded, and unanimously carried to ratify the following expenses as presented below:
- Landscape Proposal #108572 – Wazier/Nord Park Plants Installation - \$215.00
 - Landscape Proposal #108575 – San Remo/Nord Hedge Top Off - \$1,850.00
 - Landscape Proposal #108576 – 50 Lb. bag of seeds - \$878.00
 - ProGrill BBQ Cleaning – BBQ Cleaning - \$1,966.00
 - Tradesman Electric, Inc. – 9 Landscape Lights Replacement at Genoa - \$1,485.00.
- L. Crane Repair Quote Resolution: A motion was made, seconded, and unanimously carried to approve L&M Crane and Electrical, Inc. to purchase and install a new lower roller assembly for Genoa Crane. The total cost is \$3,275.00, to be funded through Operating Fund dock/marine repair.
- M. Dock Maintenance Quote Management to obtain two (2) additional bids and present all bids at the next board meeting.
- N. Next Board Meeting The next regular Monthly Board of Directors meeting will be held on *Wednesday, October 11, 2023* at 6:00PM.
- VII. Adjournment There being no further business to come before the Board of Directors, the meeting is adjourned at 9:37PM.

Ronda Clark

Ronda Clark

10-13-23

Secretary Print

Signature

Date