

Lido Isle Community Association  
Board of Directors Meeting  
November 8, 2023 -- 6:00PM  
701 Via Lido Soud, Newport Beach, CA 92663  
General Session Meeting Minutes

**DIRECTORS PRESENT**

Ken Wirgler, President  
Ronda Clark, Secretary  
Camille Rizko, Director  
Catherine O'Hara, Director

Buddy Richley, Vice President  
Mario Sustayta, Director  
David Hendler, Director

**DIRECTORS ABSENT**

Alastair Fraser, Director  
John Devir, Treasurer

**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 November 8, 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 Meeting of Lido Isle Community Association Board of Directors meeting was called to order by President Wirgler at 6:06PM.
- II. Homeowner Forum  
Resident #1: No comment.  
Resident #2: Request for wedding at San Remo Park.  
Resident #3: Request tree trimming at Waziers/Soud Park.
- III. Secretary's Report
  - A. Approval of Minutes  
Resolution: A motion was made, seconded, and carried to approve the General Session meeting minutes dated October 11, 2023 as presented.  
  
Abstain: Catherine O'Hara (she was absent at referenced meeting)  
Abstain: Camille Rizko (he was absent at referenced meeting)
  - B. Approval of Minutes  
Resolution: A motion was made, seconded, and unanimously carried to approve the Special General

Session meeting minutes dated October 24, 2023 as presented.

C. Approval of Minutes

Resolution: A motion was made, seconded, and unanimously carried to approve the Special General Session meeting minutes dated October 30, 2023 as presented.

IV. Treasurer's Report

A. Financial Review September 30, 2023

Resolution: A motion was made, seconded, and unanimously carried to approve and ratify the financial statements dated September 30, 2023, as presented subject to year-end audit.

Resolution: A motion was made, seconded, and unanimously carried to approve transfer of \$102,313 from Chase operating account #9052 to Chase reserve account # 6791.

Further it was ratified that \$500,000 of the Reserves be invested into a six (6) month CD account #010-008-1155328 and that the funds were transferred from Chase Bank Reserve Account # 6791, \$500,000 is approved to be deposited into CD.

B. 2024 Reserve Study -Revised

Resolution: A motion was made, seconded, and unanimously carried to approve the revised reserve study report reflecting an annual Reserves Contribution of \$584,897.00.

C. 2024 Boat Storage Rate

Resolution: A motion was made, seconded, and carried to approve increasing the wet boat storage at Antibes and all side tie wet storage by 20% for the 2024 storage fees.

Nay: Ken Wirgler

Resolution: A motion was made, seconded, and carried to approve the Marine Subcommittee to review and potentially amend the boat wet storage fee schedule to account for the length of the boat. Marine Subcommittee includes President Ken Wirgler, Vice President Buddy Richley, Director Mario Sustayta and Director Alastair Fraser.

D. 2024 Budget Draft

Resolution: A motion was made, seconded, and unanimously carried to approve updated budget line items as reviewed and that it will reflect a 20% increase in annual assessment fees to cover

increased costs of service, additional services, and other increased costs.

E. Lien Resolution

Resolution: A motion was made, seconded, and unanimously carried to approve the authorization of Association's collection legal counsel to file a lien against the following delinquent accounts:

- APN 423-183-03
- APN 423-182-02
- APN 935-880-01
- APN 423-262-12
- APN 423-155-08
- APN 423-167-03

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 October 16, 2023 as presented.

b. Architectural Appeal Request  
– 235 Via Lido Soud

Resolution: A motion was made, seconded, and carried to approve resident at 235 Via Lido Soud to keep the existing gate.  
Abstained: Camille Rizko

c. Architectural Review Fee and  
Deposit

Resolution: A motion was made, seconded, and unanimously carried to form an architectural guideline committee to review and amend the architectural directives and architectural review fees. The Board appoints Matt MacClaren, Camille Rizko, Eric Henn, Buddy Richley and David Hendler to serve on the Committee

B. Clubhouse/ Snack bar/Events

Ken Wirgler, Ronda Clark, David Hendler  
No action.

C. Marine Facilities

Ken Wirgler, Buddy Richley, Alastair Fraser,  
Mario Sustayta

a. Marine Facilities Update

No action.

- b. Genoa Nord Dock Update                      Permits resubmitted to the Coastal Commission three times; awaiting response.
- c. Boat Storage Request – 117 Via Nice                      Recommendation: That the Board ratifies the approval from Marine Facilities to authorize Ms. Fernandez from 117 Via Nice to store her boat at Antibes for 30 days and pay for the pro-rated storage fee.
- D. Tennis Club    Catherine O’Hara
- a. Facility Report and/or Update                      No update.
- b. Jucar Pickleball Reservation Trial                      No action.
- E. Security/Traffic Safety/CERT/Patrol                      Ken Wirgler, Camille Rizko, David Hendler, Mario Sustayta
- a. Patrol    Board announced that the Board approves Citiguard as the new Patrol Services vendor which will provide 24/7 service effective January 1, 2024.
- b. CERT    No action.
- F. Landscape Committee                                      Ronda Clark and Alastair Fraser
- a. Landscape Bids Approval Ratification                      Resolution: A motion was made, seconded, and unanimously carried to ratify the following approved bids by the Landscape Committee, which will be funded from Operating GL Landscape Extra:
- 109956-Koron/Soud end park plants \$210
  - 109957-Orvieto/Soud end park plants \$245
  - 109958-Zurich/Nord end parks plants \$280
  - 109958-San Remo/Nord end park plants \$350
- Total \$1,085.00
- b. Landscape Proposal 109960 – Jucar Nord Lower Planters                      No action.
- c. Tree Trimming Request – 760 Via Lido Soud                      Resolution: A motion was made, seconded, and unanimously carried to approve tree topping annually Pear trees located at the Wazier/Soud end park.  
Nay: Buddy Richley
- d. Landscape Updates                                      No additional updates.

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| G.  | Major Capital Improvement Committee (MCIC)               | Ronda Clark and Alastair Fraser  |
|     | a. MCIC updates  | No update.   |
| 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. Janitorial Committee                                  | Resolution: A motion was made, seconded, and unanimously carried to approve adding Sandi Warneke to the Janitorial Subcommittee. The purpose of the committee is to interview janitorial vendors and provide recommendations to the Board.   |
|     | C. Transition Committee                                  | No action.   |
|     | D. Clubhouse Wall – Parking Signs                        | No action.   |
|     | E. Preferred Vendor List                                 | No action.   |
|     | F. Manager Authorization Limit                           | Resolution: A motion was made, seconded, and unanimously carried to increase the \$5,000 limit for the General Manager authorization limit for below expenses that are immediate needs subject to the General Manager to receive approval from the President and Vice President and send notice to the Board.<br><br><ul style="list-style-type: none"> <li>• Necessary maintenance items.</li> <li>• Necessary facility supplies may impact residents' enjoyment of the clubhouse. (events and reservations)</li> </ul> |
|     | G. Homeowner Request – 212 Via Dijon – San Remo Park Use | Resolution: A motion was made, seconded, and carried to deny the request to use San Remo Park for a wedding which is not allowed per the Directive 25 . The Board decision is based upon upholding consistent enforcement of Directive requirements.<br>Nay: Buddy Richley   |
|     | H. 2024 Election – Nominating Committee                  | President Wirgler to reach out to the LICA Clubs for nominating committee.   |

I. Next Board Meeting

The next regular Monthly Board of Directors meeting will be held on *Wednesday, December 6, 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



12/08/23

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Secretary Print

Signature

Date