

Lido Isle Community Association
Board of Directors Meeting
March 13, 2024 – 6:00PM
701 Via Lido Soud, Newport Beach, CA 92663
General Session Minutes

DIRECTORS PRESENT

Ken Wirgler, President
Catherine O'Hara, Director
Alastair Fraser, Director (Via GoogleMeet)

Buddy Richley, Vice President
Camille Rizko, Director
David Hendler, Director

DIRECTORS ABSENT

John Devir, Treasurer
Ronda Clark, Secretary
Mario Sustayta, Director

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 5:56PM.
- II. Homeowner Forum Three (3) homeowners were present to discuss the following topics:
- Clubhouse use nuisance and closure hours.
 - Clubhouse reservation management.
 - San Remo Park reservation policy.
 - Beach wedding request.
- III. Secretary's Report
- A. Approval of Minutes Resolution: A motion was made, seconded, and unanimously carried to approve the Board approves the February 13, 2024 General Session Minutes as presented.

IV. Treasurer's Report

A. Financial Review
January 31, 2024

Resolution: A motion was made, seconded, and unanimously carried to approve the financial statements dated January 31, 2024 be approved, and ratified as presented subject to year-end audit.

February Preliminary report will be revised, and be presented at the next Board meeting.

B. Finance Committee
Updates

No updates. No action was required.

C. Expense Ratification
– Bayroom
Compressor
Replacement

Resolution: A motion was made, seconded, and unanimously carried to ratify the approved quote from Local Air Conditioning Co. for replacing the compressor for the Bayroom for a total cost of \$4,538.39, which is funded from Reserves.

D. Expense Ratification
– Awning
Replacement

Resolution: A motion was made, seconded, and unanimously carried to ratify the approved quote from Newport Awning Company to replace the existing two (2) awnings at the clubhouse for a total cost NTE \$10,700.00. This expense is included in the \$600,000 clubhouse refresh Reserves budget.

E. Expense Ratification
– Tight Quarters

Resolution: A motion was made, seconded, and unanimously carried to ratify the approved quote from Tight Quarters, Inc. to re-grade the beaches and fill in the ruts caused by rain runoff. The total cost is \$4,000.00, which was funded from Operating G/L – Beach Erosion.

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 February 20, 2024, and March 5, 2024, as presented.

b. Architectural
Extension
Request – 508
Via Lido Nord

Resolution: A motion was made, seconded, and unanimously carried to approve the 90-day extension request from 508 Via Lido Nord to obtain deposit refunds upon approval of Notice of Completion:

- Architectural New Construction Deposit
- Solar Deposit

B. Clubhouse/ Snack bar/Events

Ken Wirgler, Ronda Clark, David Hendler

a. 2024 Snack Bar

Resolution: A motion was made, seconded, and unanimously carried to approve to rehire Platinum Bite as the snack bar vendor for 2024. Owner, Jonathan, agreed to the following terms for the extended contract:

- Extended hours of operation (8:00 – 4:00; 7 days a week)
- Memorial Day through Labor Day
- Agreement that the hours/days will be maintained for the term of the contract

C. Marine Facilities

Ken Wirgler, Buddy Richley, Alastair Fraser, Mario Sustayta

- a. Marine Facilities Update
- b. Genoa Nord Dock Update
- c. Mooring L33

No action was taken.

No action was taken.

Resolution: A motion was made, seconded, and unanimously carried to approve to send a 30-day vacate notice to the Lessee, Carter Ford's relative or his POA to vacate the Mooring space L-33 as Carter Ford has been deceased. Furthermore, the Owner of the property will be CC'd on this notice.

D. Tennis Club

Catherine O'Hara

- a. Facility Report and/or Update

No action was taken. Management will order a waste bin for the Jucar pickleball court and consult with Byron Grams on bench installation in the handball/practice area.

E. Security/Traffic Safety/CERT/Patrol

Ken Wirgler, Camille Rizko, David Hendler, Mario Sustayta

- a. Patrol

The Board requested Citi Guard to provide a consolidated report. No action was taken.

- b. CERT

No action was taken.

- F. Landscape Committee
Alastair Fraser, David Hendler, Ronda Clark and Mario Sustaya
- a. Landscape Updates
No action was taken.
- G. Major Capital Improvement Committee (MCIC)
Ronda Clark and Alastair Fraser
- a. MCIC updates – Landscape Architect RFP
Resolution: A motion was made, seconded, and unanimously carried to approve scope of work as prepared and submits for RFP. to design and plan work to produce a Landscape Master Plan design for the Island.
- VI. Unfinished Business
- A. Rules Change – Directive 5
Resolution: A motion was made, seconded, and unanimously carried to acknowledge homeowners' comments with regards to Directive 5 change. Furthermore, the Board unanimously approved posting the revised proposed changes and posting them on the bulletin board for another 28-day commentary period.
- B. Insurance Claim – Coverage Letters
No action was taken.
- C. 2024 Election – Meet the Candidates Event
No action was taken.
- VII. New Business
- A. President's Comments
No comments were made.
- B. February Janitorial Report
The Board reviewed and filed the enclosed report from the new janitorial vendor, Personal Touch Cleaning.
- C. Recycle Service
Resolution: A motion was made, seconded, and unanimously carried to ratify the new monthly expense for weekly recycle service to be funded from Operating G/L -Trash Removal.
- One (1) 35 Gal Recycle 1Xweekly - \$55.00 plus city fee

D. 2024 Lifeguard
Schedule and
Service

Resolution: A motion was made, seconded, and unanimously carried to approve hiring Blueray for 2024 lifeguard services from May 24, 20204 – September 2, 2024 with the updated hours as follows:

- Daily from 11am – 7pm.

Total cost is being funded from Operating G/L – Lifeguards. Furthermore, the Board directed Management to obtain a bid from Blueray for dock attendant service on Friday, Saturday, and Sunday from 12pm- 8pm from May 24, 20204 – September 2, 2024.

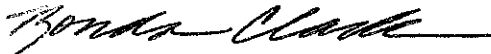
E. Next Board
Meeting

The next regular Monthly Board of Directors meeting will be held on Wednesday, April 17, 2024 at 6:00PM.

VIII. Adjournment

There being no further business to come before the Board of Directors, the meeting is adjourned at 7:35PM.

Ronda Clark



5-7-24

Secretary Print

Signature

Date