

Lido Isle Community Association  
Board of Directors Meeting  
September 11, 2024 – 6:00PM  
701 Via Lido Soud, Newport Beach, CA 92663  
General Session Meeting Minutes

**DIRECTORS PRESENT**

Alastair Fraser, President  
Ronda Clark, Secretary  
Catherine O'Hara, Director (via teleconference)  
Sid Crossley, Director (via teleconference)

David Hendler, Vice President  
Bill Kroener, Treasurer  
Jeff Pence, Director  
Mario Sustayta, Director

**DIRECTORS ABSENT**

Camille Rizko, Director

**GRANDMANORS**

Janine Stratton, CMCA, AMS, General Manager  
Metrius Fair, Vice President

**GENERAL SESSION ITEMS**

**EXECUTIVE SESSION ITEMS**

Per Civil Code § 4935, the board may adjourn to, or meet solely in, executive session 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.

- I. Call to Order                      The General Session Meeting of Lido Isle Community Association Board of Directors meeting was called to order by President Fraser at 6:04PM.
  
- II. Homeowner Forum              Resident #1: Complaint that electrical box has been broken for some time at the Antibes Boat Storage. Repair request already in process.
  
- III. Secretary's Report  
    A. Approval of Minutes        Resolution: A motion was made, seconded, and unanimously carried to approve the August 14th, 2024; General Session Minutes as presented.
  
- IV. Treasurer's Report  
    A. Financial Review July, 2024    Resolution: A motion was made, seconded, and unanimously carried to approve the financials dated July 31, 2024, and ratified as presented subject to year-end audit.  
    B. Financial Review August, 2024    Resolution: A motion was made, seconded, and unanimously carried to approve the financials dated August 31, 2024, and ratified as presented subject to year-end audit.

- C. Bank Summary Ending August, 2024 No action.
- D. Finance Committee Updates – Funds Transfer Ratification Resolution: A motion was made, seconded and unanimously carried to ratify the following transfers:
1. Chase Acct 6791 transfer to PacWest Reserve AP Acct 0440 - \$2,789.00 – Accent Awning San Remo Awning Repair and Replacement
  2. Chase Acct 6791 transfer to PacWest Reserve AP Acct 0440 - \$15,000.00 – Reserve Balance Buffer
  3. Chase Acct 9052 transfer to PacWest AP Acct 8803 - \$148,000.00 – September AP expenses
- E. Finance Committee – AP issues No action.
- F. Finance Committee – CD Investment Resolution: A motion was made, seconded, and unanimously carried to ratify the new Operating Account CD investment at Chase Bank as follows:
- CD Amount \$400,000 – 3 months at 4.64%/4.75% APY  
 CD Amount \$500,000 – 3 months at 4.64%/4.75% APY
- Both CDs were opened on August 28, 2024, and expiring on November 28, 2024.
- G. Ratification of Approval of A/C replacement quote Resolution: A motion was made, seconded, and unanimously carried to ratify the approval of the AC replacement quote from Dependable Graham to replace the AC condenser for the Garden Room at a total cost of \$11,365.00. This expense will be funded from Reserves noting that the installation as completed on September 4, 2024.
- 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 August 19, 2024, as presented.
- B. Clubhouse/ Snack bar/Events David Hendler, Ronda Clark, Jeff Pence, Sid Crossley
- a. Dance Floor Resolution: A motion was made, seconded, and unanimously carried to dispose of the old dance floor providing additional storage and access in the storage room.

- b. 2024 Clubhouse Refresh Update      No action.
- C. Marine Facilities      Alastair Fraser, Jeff Pence, Camille Rizko, Sid Crossly
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- a. Marine Facilities Update      This agenda serves as a placeholder to discuss marine facilities update.
  - b. Dock Repairs - Bluewater Marine and Dock Specialties, Inc.      Resolution: A motion was made, seconded, and unanimously approved \$4,250.00 cost, subject to use of screws for rub rails (not nails), from Bluewater Marine and Dock Specialties, Inc. to repair Antibes and Genoa docks. To be funded from Operating expense, Marine Facilities Repair and Maintenance.
  - c. Antibes Fence Repair - Saddleback Fence      Resolution: A motion was made, seconded, and unanimously to approve not to exceed \$1,800.00 to cost from Saddleback Fence to repair the loose handrail at Antibes and repair the existing fence. To be funded from Operating Expenses, Marine Facilities Repair and Maintenance.
- D. Tennis Club      Catherine O'Hara
- a. Facility Report and/or Update      No action.
- E. Security/Traffic Safety/CERT/Patrol      David Hendler, Mario Sustayta
- a. Patrol      No action. New post orders will add responsibilities for Security to assist in enforcement of the updated Architectural Directive 6 related to construction parking, lane closure, etc.
  - b. CERT      No action.
- F. Landscape Committee      David Hendler, Ronda Clark and Mario Sustayta
- a. Landscape Updates      No action.
- G. Major Capital Improvement Committee (MCIC)      Mario Sustayta, Ronda Clark, David Hendler
- a. MCIC updates      No action.

H. City Relations Committee

Catherine O’Hara, Alastair Fraser, Jeff Pence

a. City Relations Updates

No action.

VI. Unfinished Business

A. 2024 Holiday Lighting bids

Resolution: A motion was made, seconded and carried to approve the holiday lighting bids from Holiday Harbor Lighting Design as follows:

Nay: Mario Sustayta

Location	Cost
Exterior Clubhouse	\$3,975.00
Interior Clubhouse	\$2,500.00
8 Light Poles and Monument	\$1,260.00
Antibes Palm Trees	\$5,960.00
Bridge	\$7,425.00
Genoa Exterior 20’ Tree	\$4,950.00
Genoa 9 Palm Trees	\$2,380.00
<b>GRAND TOTAL</b>	<b>\$28,450.00</b>

B. Mooring L-33

Resolution: A motion was made, seconded and carried to Remove the homeowner from auto-renewal list. Furthermore, the Board directed Management to send the homeowner a 30-day vacate notice.

C. Genoa Nord Dock – Insurance Claim

No action. Genoa Nord Dock is estimated to be completed within three (3) weeks. Project completion was delayed as original delivery of the railing was not the correct height and had to be reordered. Management has processed reimbursement request for the outstanding invoices.

D. Tennis Court Resurfacing

Resolution: A motion was made, seconded and carried to approve as follows:

- LICA Board approval needed before Jeff places any marks.
- LITC Board supports having the permanent marks to make it easier when they temporarily place the blue tape for special PB events at San Remo - approximately 4 times per year.
- Only make the marks on the San Remo court.
- Make the marks to allow for 4 temporary PB courts at the San Remo tennis court.

Make the marks visible for taping but not obtrusive or confusing when playing tennis.

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. New Federal Transparency Law No action.
- C. Antibes 2025 Assessment No action.
- D. 2025 Reserve Study Report Draft This agenda item has been tabled until the next board meeting as the Finance Committee is currently reviewing the Reserve Study components in the proposed draft.
- E. San Remo Tennis Court – Light Post Replacement This agenda item has been tabled as the Board will obtain additional bids.
- F. Directive 3 Update This agenda item has been tabled as additional changes need to be made in the Directive.
- G. Directive 7 Update This agenda item has been tabled as additional changes need to be made in the Directive.
- H. Next Board Meeting The next regular Monthly Board of Directors meeting will be held on Wednesday, October 9, 2024, at 6:00PM.

VIII. Adjournment

There being no further business to come before the Board of Directors Session, the meeting is adjourned at 9:22 PM.

Ronda Clark



10-16-24

Secretary Print

Signature

Date