

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

DIRECTORS PRESENT

Alastair Fraser, President
Bill Kroener, Treasurer
Camille Rizko, Director
Sidney Crossley, Director

David Hendler, Vice President
Mario Sustayta, Director
Catherine O'Hara, Director
Jeff Pence, Director

DIRECTORS ABSENT

Ronda Clark, Secretary

GRANDMANORS

Janine Stratton, CMCA, AMS, General Manager

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 6:24PM.
- II. Homeowner Forum Six (6) homeowners were present to discuss the following topics:
- San Remo Policy Gratitude
 - French Drain on Soud
 - Beach sidewalks
 - Yacht Club Annual Meeting
 - Wazier/Soud Tree Trimming
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- III. Secretary's Report
- A. Approval of Minutes Resolution: A motion was made, seconded, and unanimously carried to approve the October 9, 2024 General Session Minutes as presented.
- IV. Treasurer's Report
- A. Financial Review September, 2024 Resolution: A motion was made, seconded, and unanimously carried to approve the financial statements dated September 30, 2024 as presented subject to year-end audit.
- B. Financial Review October, 2024 Resolution: A motion was made, seconded, and unanimously carried to approve the financial statements dated October 31, 2024 as presented subject to year-end audit.

C. Bank Summary
Ending October
31, 2024

Resolution: A motion was made, seconded, and unanimously carried to ratify bank summary ending October 2024.

D. Finance
Committee
Updates – Funds
Transfer
Ratification

Resolution: A motion was made, seconded, and unanimously carried to ratify the following transfers:

Transfer Date	Transfer From	Transfer to	Amount	Description
10/15/2024	Chase Check 9052	PacWest 8803	\$ 26,510.00	Clubhouse and Architectural Refunds
10/30/2024	PacWest 8803	PacWest 0440	\$ 2,000.00	Repay Insurance Payment to Swift Slip
10/30/2024	Chase Reserve 6791	PacWest 0440	\$ 11,350.00	AC Replacement
10/30/2024	Chase Reserve 6791	PacWest 0440	\$ 6,215.00	Summers Murphy and Partners
10/30/2024	Chase Check 9052	PacWest 8803	\$ 148,000.00	November AP Allowance
10/31/2024	PacWest 8803	Chase Reserve 6791	\$ 60,000.00	Repay Insurance Payment to Swift Slip

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 October 7, 2024, October 21, 2024, and November 4, 2024 as presented.

B. Clubhouse/ Snack
bar/Events

David Hendler, Ronda Clark, Jeff Pence, Sid Crossley

a. 2024
Clubhouse
Refresh
Update

No action was required.

C. Marine Facilities

Alastair Fraser, Jeff Pence, Camille Rizko, Sid Crossly

a. Marine
Facilities
Update

No action was required.

D. Tennis Club

Catherine O'Hara

a. Facility Report
and/or Update

No action was required.

E. Security/Traffic
Safety/CERT/Patrol

David Hendler, Mario Sustayta

- a. Patrol No action was required.
 - b. CERT No action was required.
- F. Landscape Committee David Hendler, Ronda Clark and Mario Sustayta
 - a. Landscape Updates No action was required.
 - b. Landscape Proposal Approval Resolution: A motion was made, seconded, and unanimously carried to ratify the approval of landscape proposal number 119933 from Park West Landscape for a total cost of \$937.00 to install plants and mulch along Via Genoa and Via Lido Soud noting the expense is being funded from Operating G/L – Landscape Extra.
- G. Major Capital Improvement Committee (MCIC) Mario Sustayta, Ronda Clark, David Hendler
 - a. MCIC updates No action was required.
- H. City Relations Committee Catherine O’Hara, Alastair Fraser, Jeff Pence
 - a. City Relations Updates No action was required.
- VI. Unfinished Business
 - A. Mooring L-33 The Board acknowledged that the Mooring L-33 will be vacated by December 31, 2024. No action was required.
 - B. 2025 Reserve Study Report Draft Resolution: A motion was made, seconded, and unanimously carried to conditionally approve the reserve study draft as prepared by ARS at an annual contribution of \$600,000.
 - C. 2025 Boat Storage Rates Resolution: A motion was made, seconded, and unanimously carried to approve a 5% increase for all wet and dry boat storage slips effective January 1, 2025.
 - D. 2025 Budget Draft Resolution: A motion was made, seconded, and unanimously carried to approve a 5% increase for the entire Operating Budget. Therefore, the 2025 annual assessment will be increased by 5% effective January 1, 2025.
- VII. New Business
 - A. President’s Comments No comments.

- B. Lien Resolution Resolution: A motion was made, seconded, and carried to approve authorizing Association’s collection legal counsel to file a lien against the following delinquent accounts:
- APN 423-231-11
 - APN 423-281-01
- Abstained: Kroener
- C. 932 Via Lido Nord – Appeal Request – Waiver Petition Resolution: A motion was made, seconded, and unanimously carried to approve scheduling a townhall meeting for the waiver petition of the metal roof at 932 Via Lido Nord on December 11, 2024 in the beginning of the General Session at 6:00PM.
- D. Tree Trimming – 759 Via Lido Soud Resolution: A motion was made, seconded, and unanimously carried to approve leaving the Pear trees “as-is” per the arborist’s recommendation. The Board may consider removing the trees following by the landscape master plan in the near future as initiated by MCIC committee.
- E. Basketball Lines Resolution: A motion was made, seconded, and unanimously carried to approve adding “key” to the basketball lines at the Jucar pickleball/basketball court.
- F. Directive 11 Update The Board delegated the task to the Marine Facility to revise the policy for the Board to review.
- G. Antibes Structural Wall Proposal No action was taken at this time.
- H. Tennis Pro Discussion The Board will update all instructors’ contracts, including but not limited to the weekly yoga and pilates classes that are held in the clubhouse and the LICA Tennis Pro. Additionally, the board will review all club subsidies including frequency of use of LICA facilities, such as the clubhouse, patios, beach, boat storage, tennis and pickleball facilities.
- I. Clubhouse Termite Fumigation Proposal Resolution: A motion was made, seconded, and unanimously carried to approve the quote from Newport Exterminating to proceed with full termite fumigation at the clubhouse for a total cost not to exceed \$9,500.00 to be funded from Operating GL – Contingency. Furthermore, the schedule will be determined based on events and onsite office hours.
- J. CC&R’s Amendment Resolution: A motion was made, seconded, and unanimously carried to approve appointing the following directors to serve on the sub-committee to prepare CC&R’s amendment including but not limited to metal roof restrictions:
- Camille Rizko
 - Sid Crossley

- David Hendler
- Bill Kroener

The Board authorized the Committee to propose up to five(5) changes maximum.

K. Genoa Facilities Use No action was taken as Management will order new hose heads.

L. Next Board Meeting The next regular Monthly Board of Directors meeting will be held on Wednesday, December 11, 2024 at 6:00PM.

VIII. Adjournment

Ronda Clark

Ronda Clark

12-16-24

Secretary Print

Signature

Date