Coronada HOA Board Meeting Minutes
February 27, 2024

HOA Board members present were President Kent Dolezal, Vice-President Weymouth Atkinson, Treasurer Deborah Campbell, Secretary Eileen Koesy, Tracy Polanowski, Cindy Million, and Rob Thomas. Absent members were Eli Lavender and Evan Baugh.

I. The meeting was called to order at approximately 7 p.m.

II. President's Report

A. For IMMEDIATE DANGER, CALL 911.

B. For nonemergency matters, call the Metro Nashville Police Department at (615) 862-8600 or go to hub.nashville.gov. Kent asked everyone to please send a note to let the Board know what is going on in these instances and encouraged us all to check with our neighbors to make sure they're all right. Kent also asked everyone to check parking in our specific areas to make sure that emergency vehicles can get through on our streets.

C. Kent Dolezal (president) wanted to thank those people who helped to organize the Super Bowl festivities that were recently held in the clubhouse.

D. Kent went on to discuss the **Reserve Study**. In September or October 2023, Kent, Eli Lavender, Hunter Crabtree, and Carol Earles looked at the law to see if there were any changes regarding the requirements for the Reserve Study. They focused on how to get the most out of the money we spend to get the study done, and they researched providers with the potential to give us lots of information for the least amount of money. The group met several times to discuss this; they solicited bids and chose six companies to recommend to the Board for consideration. The committee based their selections on the following criteria: price/value for money; turnaround time (important because of the December 31, 2024, deadline required by law); the samples/examples provided; the possibility of ongoing support; expertise (who's actually doing the study); and final document presentation.

- #6 Association Reserves. Eight-week turnaround for $7,000; two-week turnaround for $12,000.
- #5 Hart (local company). They may get to us in August 2024; $6,000 for a twelve-week turnaround. Committee does not recommend this company because the wait time is too long and may put us over our deadline.
- #4 Criterion Engineers. $11,300 standard; $12,400 enhanced. The Board would have chosen this company if not for the cost.
- #3 Global Solution Partners. $4,295 but subscription is required to see the data product.
- #2 Building Reserves. Around $3,900.
- #1 EPRpc. $3,900. Great communication, detailed final document—however, three- to four-month turnaround.

Some of these companies study the hydrology of the property, and others do not. Kent will continue talking to these companies' representatives to check availability. None of the companies inspects roofs by climbing up onto the roof. Kent stated that we should do our homework for two weeks and meet again to make a final decision on whom to choose.

III. Committee Reports. Property Manager's report. Brent McGarr reported that his team is working on maintenance requests and getting a list of these to the Board. He is also working to find a company that will repair chimneys in the complex that need it; Brent has two bids on all the chimneys now and is in the process of getting more. Weymouth Atkinson (vice-president) asked Brent about where the money–that is left over after expenses are paid–goes at the end of the year. Brent explained that it is rolled into the general reserve (one of the money market funds) at the end of each month.

IV. Old Business.

A. Kent stated that we need to note in the minutes whose signatures will go on Coronada banking documents. He made a motion that we remove Ryan [incomprehensible surname] and Eli Lavender as signatures for the [redacted] account and place Deborah Campbell and Rob Thomas on that account. The motion was seconded by an inaudible-on-recording Board member, and it passed [redacted]

B. Weymouth requested a list from Brent of who owns and who rents which condos. He states he's been waiting six months for this list.

C. Weymouth suggested that Brent and our Board look into our crawl spaces and whether Nelson should maintain a key for the ones that lock.

V. New Business.

A. Cindy Million made a motion to have a yard sale in the guest parking lot instead of in garages and carports throughout the complex (for security reasons). Weymouth seconded; [redacted]

B. Bylaws Committee proposal. Weymouth made a motion to create a Bylaws Committee, with two Board members and two to three community members, to review the bylaws and make necessary changes; Deborah seconded, and the motion passed [redacted]

C. Security Committee proposal. Kent discussed security in the complex, especially regarding summertime crime and vagrancy on the hill, etc. He made a motion to form a Security Committee that can give the Board two or three options of what it can do in response. Rob Thomas, Board member, suggested that the Security Committee keep the community apprised of all security-related incidents in the complex. There was some discussion, and the motion passed [redacted] Eileen Koesy made a motion that Rob and Weymouth should be the two Board members on that committee; the amended motion passed [redacted]

D. Book Club. These meetings have been moved from the second Tuesday to the third Tuesday of the month. This month the book will be J. D. Salinger's *The Catcher in the Rye*.

E. Weymouth asked how much we are compensating Nelson the maintenance man for his use of his personal vehicle for Coronada purposes. This amount will be determined later.

Cindy moved to adjourn at 8:30 p.m. Tracy seconded, and the motion passed [redacted]
Homeowners' Forum follows.