MINUTES
Coronada Condominiums Board of Managers Meeting
Coronada Clubhouse
March 26, 2024

The Board meeting was held in the Clubhouse.
Board members present: Kent Dolezal, President; Weymouth Atkinson, Vice President; Deb Campbell, Treasurer, Eileen Koesy, Secretary, Tracy Polanowski, Cindy Million, Rob Thomas, and Brent McGarr, Property Manager; Absent: Eli Lavender and Evan Baugh

I. Kent called the meeting to order at 7:10 p.m.

II. President's Report–Kent

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.
C. Kent reminded everyone that it's important to stop at the 4-way stop sign by the mailboxes. He also cautioned everybody to be careful when exiting the complex because people often end up speeding down the hill on Highway 70S.
D. Spring Cleaning–Reach out to Board members and neighbors if you need assistance.

III. Committee Reports

A. **Safety Committee.**
1. Kent thanked the members of the Safety Committee for their leadership and participation in that group.
2. Committee Chair Rob Thomas reported that there were fourteen members of the community at the last meeting, at which the committee worked on setting an agenda in light of the recent car break-ins at Coronada. They're also trying to learn best practices by researching those of our neighboring communities. Rob also got two bids for a security camera, to be placed at the entrance, that can track license plate information; these have been more economical than anticipated. He stated that he will make a presentation to the Board once he gets more information. [redacted] Rob reported that another meeting is scheduled for April 18, 2024, from 6:15 p.m., and that a community meeting (with other condo associations and local elected officials) is tentatively scheduled for April 22, 2024. He also asked if anyone has any information on the missing chairs (the white ones).

B. **Bylaws Committee.** Committee Chair Weymouth Atkinson reported that there are things (from 1975) in the bylaws, etc., that violate federal and state laws. They are working toward getting rid of those things.
C. **Treasurer's Report.** Treasurer Deborah Campbell gave her report [which will be attached to the hard copy of the meeting minutes in the office].
D. **Property Manager's Report.** Property Manager Brent McGarr suggested getting rid of the picnic table at the top of Chimney Hill because it is rotting and because this action would discourage non-residents from hanging out there. He said he would look into some people's reports that AppFolio is not working properly. Brent is looking into changing software from AppFolio to something else. He has

sent Board members the estimate for repairing the truck and is waiting for approval. Brent reports receiving twenty-five maintenance requests in March, and he said that he has closed eleven requests (not out of the aforementioned twenty-five). There has been significant work done at 113 Bear Track, 908 Holly Forest [possibly 508], 910 Holly Forest, 304 Chimney Hill, and 111 Bear Track. [redacted] Brent reported that the wiring of the lamp posts is very shallow and that when we get a good rain, water invariably gets into the lines and shorts something out. This is why our lights are often out; Brent and the crew continue to chase this years-long problem. He has two bids and is awaiting a third, so he'll look into taking care of the lamp post lights next week. Some minor repairs are needed before the pool can open this year; he anticipates opening somewhere in the first part of May. Weymouth reports that Nelson needs office? keys and that some other people still don't have keys to the [clubhouse or office]. Brent said he has more of those and to tell him who needs one.

IV. Old Business.

A. Reserve Study. The Board members looked at the information for each of the several scouted study organizations and chose EPRpc to do the study based on its references and its number-one ranking. Lynette of EPRpc is our contact person; the cost is $3,900. Kent made a motion that we accept EPRpc to do the study, and Rob seconded. It was passed [redacted] after some previous discussion. Kent will keep the Board posted on his progress with this process. EPRpc estimated four months to complete the study.

B. T-Mobile contract. [redacted] This language was changed, and T-Mobile approved it. The terms remain unchanged (it goes up every five years); [redacted] Rob asked to see the legal fees up to this point.

C. Homeowners' Forum. Kent made a motion that we reinstate the homeowners' forum's happening every meeting and the homeowners' receiving a three-minute time limit with the option of a Board member's lengthening the time. Weymouth stated that we had agreed to a five-minute limit. Kent agreed to the amendment to the motion, and Rob seconded. There was some discussion. Kent restated the motion, and it passed [redacted]

D. Yearly Audit. Deborah stated that we are required to do an audit every year, which the Board missed last year, and that it is a violation of our bylaws if it is not done. Roger Perry, CPA does our audits. The Board will arrange for this audit.

V. New Business.

A. Communication Committee proposal–Weymouth made a motion that we establish a Communication Committee; an unknown [incomprehensible recording] Board member seconded. There was some discussion. Weymouth stated that each new homeowner should get a welcome packet with bylaws, rules and regulations, and the master deed. Also, these rules and regulations should be updated as they change. New residents should also get a current directory. The motion passed [redacted]

B. Landscape Committee. The Landscape Committee already exists; Anne Clayton is the chair. We need a Board member to liaise with Anne, who, along with Nelson, has been doing a good job keeping the leaves, etc., cleaned up around the complex.

C. Welcome Committee. This committee needs to be taken over from Mary Grissim as she has done this for a long time and needs to be relieved.

D. Architecture Committee. Weymouth stated that we need to have an Architecture Committee, which we have had previously but which has since been disbanded. Weymouth also stated that we need this committee because some homeowners make changes to their condos and then blame the HOA for problems they have with the changes. Kent said that no motion was needed to reinstate it but that we just need to do what should already be happening. Rob volunteered to do something with the committee. This committee is not open to the community.
E. Kent moved that our maintenance man Nelson be compensated $550 for the use of his personal vehicle for his work, with our thanks. The motion passed [redacted]
F. Book Club. We sent out a message regarding the Book Club, which will meet April 8, 2024, from 7 to 9 p.m. It meets the third Tuesday of each month.
G. Coffee at the Clubhouse will happen on Saturday, April 6, 2024, from 9 to 11 a.m.

Someone [incomprehensible recording] on the Board moved to close the meeting, and a Board member [incomprehensible recording] seconded.

HOMEOWNERS' FORUM.

A resident who did not give his name and address asked who is responsible for enforcing the rules and regulations. He complained about parking at Coronada and gave a quick rundown of some of the related rules and regulations, as well as some of the punishments outlined in them.

[redacted] complained about something [recording incomprehensible] and complained that comments from the Homeowners' Forum are not being included in the minutes. He also complained about certain chemicals' being used at the complex for landscaping. Kent said the Board needs to be officially notified of all problems with this.

Another homeowner who did not give name or address made a comment about security at the complex, which was discussed.