MINUTES
Coronada Condominiums Board of Managers
Coronada Clubhouse
April 23, 2024

I. Call Board of Managers Meeting to Order (Kent)
II. President's report (Kent)
  A. Security incidents.
    1. IMMEDIATE DANGER - 911
    2. No immediate danger: MNPD non-emergency number is best action. 615-862-8600
    3. Traffic stops both at the 4-way stop on campus and at the exit; please be aware 70S speeds can be quite fast.
  B. Roof situation
    1. Waiting on the reserve study. May 16. Other information. Complete picture.
  C. Fire safety
    1. The flyer - No fire on the deck
    2. Fire in general. Nothing on the hill.
  D. Rules
    1. Parking, carports, Draining in the limited common area.
    2. Flyer that addresses the small stuff.
III. Committee Reports (Weymouth)
  A. Reserve study (Kent)
  B. Security (Rob) The last meeting was on the 18th and had good attendance, including Tracy Polanowski, Board member. The committee discussed the community-wide meeting, which was attended by some city council members and other authority figures in our area. Everyone was concerned about the spike in crime in our neighborhoods. We're all concerned about our safety and property values. [redacted] Kent suggested that the committee work more closely with Board members in order to better coordinate meeting dates and times so that more Board members can participate in the committee meetings.

  C. Treasurer's Report: (Deborah)
  Operating Account $39,249.18
  Reserve Account $94,139
  Tower rental for March $6,955.15

Deposits were $50,775 roughly with expenses of $46,000+

TOTAL of $133,388.18

D. Property Manager's Report. Brent McGarr
We've had some big expenses, such as repairs [redacted] Also have done significant repair at 205 PB and 900 HF. Walter is working on three other units. The Board has approved six or seven significant chimney repairs by Black Hat, which saved us a lot of money over other bids for this work. With that we are busy for the next sixty days. Brent received a permit to open the pool on May 4. Weymouth asked about removing the rotting picnic table at the top of CH and about the tarp on the roof at 1004 PB, which is unsightly. Brent reported having two bids on the PB property (Distinctive Roofing and Tim Leeper Roofing) but needs a third. Brent suggested having a distinctive key fob for the pool key to make it obvious for residents to recognize each other.
E. Landscaping. Anne Clayton plans to plant some holly trees where the pines are coming down because they stay green all year and need little maintenance. She also reports that tree roots have damaged the tennis courts and that she hopes the removal of some of the trees around them will help preserve them in the future "when money falls out of the sky" to repair them. Regarding the tree that was hit by lightning when the clubhouse caught fire: we got an estimate from Hunt Adams to remove this very tall tree because it is leaning over the clubhouse badly. It will be $4,500 to remove that tree; this may require a crane. Another bid was placed but was for the wrong tree, and yet another bid was even higher. Anne is asking a landscaping company to give us an estimate to really sharpen up the looks of the front of the property as well as to take care of the leaves, etc. in the complex. Kent said it is important to see to the leaves to make sure there is proper drainage in the gully.
1. Old Business (Kent)

E. T-Mobile contract. Deborah investigated this; it can go forward now. Kent moved that we accept the T-Mobile contract as written. Rob seconded. There was prior discussion. Motion passed [redacted]

F. Open maintenance request. Weymouth would like to get a PA system for the clubhouse. Also need bulletin boards.

IV. New Business (Kent)

A. The architectural committee. We tabled this last time. The Board is this committee. Deborah said we should reach out to residents who are architects to participate in this committee.

B. Opening of the pool. Brent reported that he got the permit to open it May 4.

C. Defibrillator in the Clubhouse. Weymouth suggested that we get one of these; Weymouth moved that we get bids for this, and Rob seconded. Kent asked Brent to investigate this for us.

D. Kent says we need: a map of where the camera will be placed, the terms and conditions of the data stream, who has access, who can retrieve the video, what they can do with the video, the terms and conditions so that we can read them. Also, residents need to know if the camera will log license plates so that people can say that they're OK with that. Brent said that typically the property manager and one Board member have access to those videos.

V. Community reminders (Kent)
   A. Book Club meets the third Tuesday of the month.
   B. Weymouth will hold office hours, May 15 from 7 to 9 p.m.
   C. Coffee at the clubhouse. May 4, 2024, 9-11 a.m.
   D. McGarr and Associates availability. Brent will resume coming two hours before the Board meetings (Brent or Tabbetha) from 4 to 6 p.m. We need more security at the pool.

VI. Motion to adjourn. Tracy moved to adjourn, which was seconded.

Coronada meeting sign-in sheet

Date 04/23/24 Meeting: MONTHLY MTG

