MINUTES
Coronada Condominiums Board of Managers meeting
Coronada Clubhouse
May 28, 2024

Board members present: President Kent Dolezal, Vice-President Weymouth Atkinson, Treasurer Deborah Campbell, Secretary Eileen Koesy, Tracy Polanowski, Cindy Million; on Zoom Rob Thomas

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

II. President's report (Kent)

A. Security incidents

1. IMMEDIATE DANGER CALL 911
2. No immediate danger call MNPD (615) 862-8600 OR 311 OR hub.nashville.gov
3. Traffic should stop at the 4-way stop by mailboxes and at the exit. Please be aware that drivers on 70S can be speeding down the hill!

B. Other areas

1. On the hill and on the playground, some people are not cleaning up after their dogs; Weymouth says this includes trespassers who walk their dogs in the complex. The stairs by the pool (between Melba's place and the big guest parking lot) need some work to bring them up to code. We also need to add handrails and do some leveling of the steps.

III. Committee reports

A. Reserve Study (Kent). Site visit occurred May 16, 2024. Kent and Weymouth met with the representative of EPRpc, who will put together a draft report, which will take (after proper disclosures are made to her) 3-4 weeks at least. So after the background work of the study is done, we can determine how much will be required to meet the recommended reserve amounts. Then we will debate the methods to accomplish that funding. We hope to be able to present something to the community at the beginning of August/September.

B. Master Documents Committee (Weymouth). Not many committee members attended the meeting last month. They last worked on Article IX and are progressing slowly through; there is a lot of reading involved in this committee work. Committee meets the first Wednesday of each month at 7 p.m. in the Clubhouse. Next meeting is June 3, 2024.

C. Safety and Security (Rob). Last meeting was Thursday, May 23, 2024, with excellent attendance. On May 26, 2024, a community member had an incident at 1:30 a.m. in which someone banged loudly on her door and shouted, "Let me in. I have a gun. I've been shot." She did the right thing by calling 911 and not allowing the gentleman into her home. Police found a 9 mm shell casing in the general area. If you see something suspicious, don't put yourself in harm's way but instead just make a note of details you can get and call them in. The SkyCop camera proposed by the committee has an option for individual homeowners to opt out of having their license plates tracked. Lots of other surrounding communities have this or other cameras, so our community is probably at a disadvantage. People need to stop at the stop signs, especially the 4-way stop at the clubhouse. Next meeting is scheduled for June 27, 2024, at 6:30 p.m. Weymouth suggested that Rob put together a business plan for the committee to

include all needed items (in addition to the camera at the entrance). For example, where will the camera be placed? Who is going to get the plate numbers? Also, we need to check the flow on our fire hydrants in the complex and get the cell tower owners to fix the road going up the hill in case we need to get a fire truck up there to put out fires that trespassers set.

D. Communication committee (Cindy). Met only once so far [redacted]

E. Treasurer's report (Deborah). Deborah has been working on a new budget so we can turn it in and get a vote on it; it just needs a few tweaks and then will be done. Also, we will need to see the reserve study to see if we need to make changes in light of that.
Total operating accounts $27,279.98 [redacted] and the checking account; [redacted] checking account $5,000)
Reserve accounts: Total reserve $94,425.03. Money market $25,695; [redacted] mon. marks. $68,729.08

F. Property Manager's report (Brent McGarr). Nelson has cut back foliage around the lights, as requested. Weymouth moved to approve the $1,100 expense to put stop lines where needed and to re-mark area beside clubhouse as pick-up/drop-off only; Deborah seconded, discussion occurred prior. Motion passed [redacted] Proposal from Tanksley Tree Service to remove leaning pine in front of Clubhouse for $2,400 ($1,100 less than next lowest bid). Weymouth moved to approve this expense; Cindy seconded. Bid includes grinding the stump. Motion passed [redacted] In the past forty-five days, Brent's people have completed six chimney repairs at a cost of about $18,000. He has two or three more scheduled for June; he's trying to space out and prioritize them so that we don't have unnecessary cash flow issues. He has two roofs scheduled for replacement by Tim Leeper Roofing; this has been delayed by weather. **Next, the roof on the Clubhouse will be replaced; this proposal has already been approved. The roofing company agreed to stagger payments so as not to stress our budget/cash reserves.** Insurance company insists that we update the breaker box in the Clubhouse; Tabbetha has two bids so far. Brent is looking at several different options for bringing the steps between Melba's place and the big guest parking lot up to code. Brent has ordered a sign, for the clubhouse, stating it is a storm shelter. He is also looking into checking our fire hydrants for functionality.

IV. Old Business. None

V. New Business. None

VI. Community reminders (Kent).

A. Book Club meets June 18, 2024.

B. Weymouth's office hours June 17, 2024, from 7-9 p.m.

C. Coffee at the Clubhouse will be this Saturday from 9-11 a.m.

Motion to adjourn by Weymouth, seconded by Eileen.

Homeowners' Forum occurred during and following the meeting.