MINUTES
Coronada Condominiums Board of Managers Meeting
Coronada Clubhouse
June 25, 2024

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

I. Kent called the meeting to order at approximately 7:05 p.m. [redacted]

II. President's report (Kent)
   A. IMMEDIATE DANGER, CALL 911. For nonemergency cases call (615) 862-8600 or 311 or hub.nashville.gov.
   B. If you have evidence of criminal activity, you can contact West Investigations.
   C. Make sure you come to a complete stop at the 4-way stop sign across from the mailboxes.
   D. Be careful when exiting the complex onto 70S because cars can be traveling very fast on that road.
   E. Please pick up after your dogs.

III. Committees
   A. Reserve Study (Kent). We are moving as fast as we can on the Reserve Study, but it takes time.
   B. Master Documents Committee (Weymouth). The committee is slowly working on checking and rewriting the bylaws.
   C. Safety & Security Committee (Rob). We continue to have car break-ins. The committee wants to work on the video surveillance cameras.
   D. Treasurer's Report (Deborah).
      1. [redacted] operating account $24,222.30.
         [redacted] operating account $10,254.80
         TOTAL $34,477.10.
         [redacted] Reserve account $25,939.16.
         [redacted] Money Market $68,767.97
         TOTAL $94,707.13
      2. Deborah reported on the new budget. It's not a lot different from the old budget, but there are some changes.

IV. Old Business
   A. Bango's Pest Control. Absolute Pest Control looks like a good deal so far; we need to look into it further.
   B. Weymouth stated that McGarr is not keeping up with work orders or keeping his word to have work done within 30 days. (See Pebble Brook roof with tarp on it for over 30 days.)

V. New Business.

We need to clean gutters in the complex. Weymouth says we should clean them once per quarter (unless they're frozen). Kent says they all need a deep cleaning, maybe once a year.

VI. Community reminders (Kent).
   A. Book Club meets the third Tuesday of the month.
   B. Weymouth's office hours will be July 15, 2024, from 7-9 p.m.
   C. Coffee at the Clubhouse will be July 6, 2024, from 9-11 a.m.
   D. There won't be a Board meeting in July 2024.

VII. Motion to adjourn. [unintelligible who moved and who seconded]