MINUTES
Coronada Condominiums Board of Managers meeting
Coronada Clubhouse
August 27, 2024

Board members present: President Kent Dolezal, Vice President Weymouth Atkinson, Treasurer Deborah Campbell, Secretary Eileen Koesy, Tracy Polanowski, Cindy Million, and Rob Thomas. Brent McGarr, Property Manager, was also present.

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

II. President's Report (Weymouth)
   A. Weymouth is working with Brent and Nelson on getting things done. He says to be sure, anytime you file a maintenance request, that he (Weymouth) gets it in his e-mail. [redacted]
   B. You must break down your cardboard boxes before you put them by the road for Nelson to pick up!

III. Committee Reports (Weymouth)
   A. Reserve Study (Kent). This is moving along; Lynette Wuensch has all the information she needs so far.
   B. Master Documents Committee (Weymouth). Next meeting September 9, 2024, in the Clubhouse.
   C. Safety and Security (Rob). The cameras will help not only in deterring crime, but also in solving crime. Rob reports a homeowner suggested having parking decals to prevent people's parking in our lot without needing to be here. Brent reported his experience with Flock security equipment and stated that it has been helpful in another property he manages. Rob then reported that Flock plans to partner with Nashville police.

IV. Treasurer's Report (Deborah)

[redacted] Bank

Operating Account:	$28,641
Reserve Account:	$26,425
Sub Total:	$44,863

[redacted] Bank

Operating Account:	$16,222
Reserve Account:	$68,843
TOTAL:	**$140,133**

V. Manager's Report (Brent McGarr)
We're averaging over one maintenance request per day. We've closed 34 maintenance requests of at least 30 days old.

VI. Old Business (Kent)
   A. Pest control is about to complete the first round of treatments. They cover spiders and termites. If you schedule an inside treatment for the day they're here, it's only $50.
   B. Rob suggests that the Board come up with a comprehensive plan on the chimney repairs.

C. Evan Baugh and Eli Lavender have officially resigned from the Board, so we need to elect two more Board members for the rest of this term (i.e., until January).

VII. New Business (Kent)

A. Rob moved that we move forward on parking decals for community members. Weymouth seconded. Motion passed [redacted]

B. Rob moved that we move forward with surveillance cameras at the entrance. "Since we, the Safety and Security Committee, do by here submit a motion to be voted on at the upcoming monthly meeting of the Board of Managers that a program of surveillance cameras be purchased and integrated into our community. Background: after multiple community meetings with residents as well as local law enforcement regarding increased incidents of criminal activity, the Safety and Security Committee has determined that it is logical and [unintelligible] step to integrate security and surveillance cameras. This option, recommended by law enforcement agencies and already being utilized by neighboring communities, was determined the most effective deterrent available while remaining the most economically feasible and minimally intrusive." Motion: the Board of Managers should vote whether or not to adopt security surveillance cameras and vote on which of the two security providers it deems appropriate. Two providers have been identified as the most optimal options available to our neighborhood: Flock Safety and SkyCop.
Flock Safety provides low-infrastructure security cameras, at neighborhood entrances and exits, which are solar-powered. Cameras provide 24/7 surveillance, which includes car monitoring and license plate reading with all data being stored on a provided cloud system. The community retains ownership of all data [unintelligible] to review. Weymouth seconded the motion. Kent moved to postpone the question (until Sep 19, 2024) until more info can be gotten about the electrical costs. Motion passed [redacted]

C. McGarr and Associates will place a sign outside the property that states that they manage the property; it will also say "No Trespassing" to benefit the community.

D. Weymouth moved to get Board approval on the three signs Rob suggests we need. Rob seconded. The motion passed [redacted]

E. When we send Nelson out to do something, we must let Brent know as he supervises Nelson.

F. Saunas in the lower level of the Clubhouse: Brent says we need to hire an electrician to disable the saunas in case someone gets locked in there or to prevent some other disaster.

G. Weymouth moved that we rescind the bid from the currently hired electrician for replacing the circuit breaker panel and rebid for that. Rob seconded. Motion passed [redacted]

VIII. Community Reminders (Kent)

A. Book Club, perhaps third Tuesday.

B. Weymouth will hold office hours September 16, 2024, at 7 p.m.

C. Master Documents Committee meeting September 9, 2024, at 7 p.m.

D. Coffee at the Clubhouse on Saturday, September 7 from 9-11 a.m. New coffee pot!

IX. Motion to Adjourn. Weymouth moved to adjourn; Deborah seconded.