MINUTES
Coronada Condominiums Board of Managers meeting
Coronada Clubhouse
September 24, 2024

Board members present: President Kent Dolezal, Vice President Weymouth Atkinson, Secretary Eileen Koesy, Tracy Polanowski, Cindy Million, and Rob Thomas.

I. Kent called the meeting to order at 7:15 p.m. We have a quorum.

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—On the hill and on the playground, some people are not cleaning up after their dogs. Please pick it up after your dog poops anywhere in the complex.
   C. REMINDER: Sunday, November 3, 2024, when you change the time on your clocks back to Standard Time, let it be a reminder to you to check your smoke detectors and make sure you have one on every level (as you are supposed to). Also, check your carbon monoxide detectors. Check the batteries to make sure they're up to date.
   D. Weymouth made a motion that we approve the minutes for April, May, June, and August 2024; Kent seconded. The motion passed [redacted]

III. Committee reports
   A. Reserve Study (Kent). Brent reports that we have submitted everything that the Reserve Study representative requested; he is waiting for some feedback from them and will follow up next week if he doesn't hear anything.
   B. Master Documents Committee (Weymouth). The committee is working on some rules and regulations right now; it usually meets the first Wednesday, but this month they will meet on Monday, October 14, 2024, at 7 p.m. in the Clubhouse.
   C. Safety and Security (Rob).
      1. Cameras. Twenty-three residents attended the last meeting, which Rob said may be a record turnout for community meetings. Most of the people wanted to know what the next steps are in getting surveillance cameras. [redacted] Most of the communities surrounding us have used cameras. Kent asked the committee to put together a proposal of what exactly they would like to see done and all the surrounding documents that go with that (e.g., terms and conditions documents, etc.) so that the Board can consider them. [redacted]
      2. Signs. We are getting some professionally made No Trespassing signs and Private Property signs; these have already been paid for, so be on the lookout for those.
      3. Parking.
         a. Brent has some pricing information on parking decals for community residents, which he will forward to the Board.

b. The Board has taken action to send out fines and notices regarding some of the illegally parked cars.

4. ASIDES
   a. Rob suggests that Coronada have a cleanup day in the complex to beautify our community and just to meet our neighbors; he says that a resident volunteered to provide music. Kent says we will need to coordinate with Landscaping to see where we may clean.
   b. Rob recommends that the Board should make a plan to have chimneys repaired; Weymouth and Kent said that this is underway. Kent said that the Board will get the accounting done and notify the homeowners who are in violation of the requirement to have chimneys inspected at least every two years.

D. Communication committee (Cindy). Kent reported that we now have the postal meter and will be able to start sending out mailings.

E. Treasurer's report (Deborah by way of Kent).

[redacted] Bank

Operating Account:	$33,840
Reserve Account:	$26,669
Sub Total:	$44,095

[redacted] Bank

Operating Account:	$10,259
Reserve Account:	$68,876
TOTAL:	**$95,545**

TOTAL CASH ON HAND: $139,640

F. Property Manager's report (Brent McGarr).
   1. Repairs. Brent says that they have slowed down on repairs that are not high priority just to maintain our cashflow and to maintain the budget that they have set out. They now have four or five units that have some large-expenditure repairs coming up: minor structural issues, some deck repairs or replacements. They are getting bids on these issues and some roof-leak projects, and they will forward the bids to the Board for approval. Weymouth got one bid on gutters as this seems to be a problem. He is also working on setting up the cleaning out of the toxic materials that are in the catch basins. The Board needs to see about the fire plugs in the complex as well.
   2. REMINDER: When you have a maintenance request, **first contact Brent**, who is the only one who can schedule maintenance work. Then send an e-mail to Weymouth, and then you will probably see him on your property looking at whatever you requested repairs for. **WORK ORDERS MUST GO TO BRENT!**

IV. Old Business.
   A. The Board needs to clear up the Bango's account.
   B. Also, there are two vacant Board seats that need to be filled immediately; this will require an executive session of the Board.

V. New Business. None.

VI. Community reminders (Kent).
   A. Book Club meets on the third Tuesday.
   B. Weymouth's office hours will be on October 21, 2024, from 7-9 p.m.
   C. Coffee at the Clubhouse will be this Saturday, October 5, 2024, from 9-11 a.m.

VII. Motion to adjourn by Weymouth, seconded by Tracy at 7:45 p.m. Homeowners' Forum will follow the meeting.

Coronada meeting sign-in sheet

Date 9/24/2024 Meeting: MONTHLY HOA MTG

[redacted]