Coronada Condominiums Board of Managers meeting
Coronada Clubhouse
October 22, 2024

Board members present: Kent Dolezal, President; Weymouth Atkinson, Vice President; Deborah Campbell, Treasurer; Eileen Koesy, Secretary; Tracy Polanowski, Cindy Million, Rob Thomas, Carole Earls, and Rob Crandall.

I. Kent called quorum at 7:07 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. 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. Reserve Study. We got the draft documents a week ago. Next, we will meet, as a Board, with the person who did the Reserve Study; and we'll go through that to then finalize the report, which will then be released to the community. Per Lynette Wuensch's advice and instructions, we will have a community meeting just to discuss that report. We have reached out to those who have lived in the community the longest to get dates for long past events so that we can get the timelines correct because those timelines determine a lot of what is in the report. We will probably have the report sometime in November and have the special meeting sometime in early December. Our fiscal year ends July 1, so the next Board will have about five to six months with the report; maybe that will be enough time to have some meetings and talk to the community about what we want to prioritize. We will gather information from homeowners to get their opinions and to make it a community effort. The finalized report will be given to new homeowners as they join our community.

III. Committee reports

A. Reserve Study (Kent) (see above).

B. Master Documents Committee (Weymouth). The committee is working slowly to resolve some things; they are spending a lot of time on trash: some residents are not following the rules regarding trash collection. The committee is also discussing a recycling program, which the community once had but which is now defunct. The next meeting is November 4, 2024, from 7 to 9 p.m.

C. Safety and Security (Rob T.).

1. There are many complaints about the condition of the signage on campus.
2. A Beautification Day was proposed. Kent said we need specifics on what the committee wants to do. The motion to form the Safety and Security committee was proposed to take care of the safety and security of the community; direct action by the committee was not included in the original motion, so that's not what they're supposed to be doing. There are other areas the committee could work on, such as fencing, sidewalks, etc. The committee is supposed to come up with recommendations to the Board, not actually do implementation on

their own regarding their opinions on what needs to be done. Implementation needs to come from the Board because expenditures must come through the Board. If the Board is expected to accept a plan from a committee, then the committee must give complete information. The issue will come down to what we can afford to do.

3. Rob C. moved that the Board revisit the mandates of each committee and formalize them. Rob T. seconded. The motion passed [redacted]
4. Kent suggested that a special meeting be held to discuss the mandates of each committee on October 29, 2024.

D. Communication committee (Cindy).

1. Christmas Party date is as yet unknown.
2. Kent moved that the November Board meeting be moved to December 3, 2024, to give it more distance from Thanksgiving. Deborah seconded. The motion passed [redacted]

E. Treasurer's report (Deborah).

[redacted] Bank

Operating Account	$48,953.37
Reserve Account	$26,912.61
Sub Total	$78,865.98

[redacted] Bank

Operating Account	$7,040.42
Reserve Account	$68,905.47
Sub Total	$75,945.89
TOTAL	**$151,811.87**

1. Bango's. [redacted]
2. We need to do an audit soon.

F. Property Manager's report (Brent McGarr). Since the last meeting, Brent and team have closed out fourteen work orders and have received fifteen work orders. Two or three of the ongoing requests for work will be significant because they involve foundational and structural work. They have received bids from USS, AFS, Ground Up, and "Ram Jack" (sp?) for work of about $10,000. Brent suggested considering their warranties.

IV. Old Business.

A. The telephone line that went out to the pool has been cut and needs to be fixed. Weymouth proposed using that line, which was split at some undetermined time in the past, as a line for the new postal meter; Brent stated that there may be a Metro health law that prohibits that line from being used for anything besides the pool area.

B. Locks and keys for crawl spaces. [redacted]

C. Cell tower road. Water has washed out some of that road, so Nelson put two pickup loads of gravel down, but it has all washed away since then. The tower company is responsible for fixing a portion of that road as a condition of their easement.

D. We need a list of renters and owners.

E. Brent tries to schedule service providers on the same day as much as possible to save money on their site-visit fees. He also schedules things according to which ones need to be addressed most urgently. Those jobs with RFPs usually get scheduled in about two weeks; those without RFPs usually get scheduled in about one week. Big-dollar jobs take longer.

F. There are no current exclusions in our insurance policy against any particular type of dog.

G. Electrical panel. Lee Company is going to do that job (after the first company that bid never contacted us again) before the end of the month.

H. Handrails. These are especially needed on Melba Way where there are two fairly deep shoe prints in the gravel that could cause someone to trip and fall. Rob suggested yellow paint to make the steps more easily seen. Cindy's unit needs this yellow paint too.

V. New Business.

A. Nelson hung a new flag on the Clubhouse facade.

B. Nelson is going to caulk up the window in the Clubhouse office so that bugs will stop getting in, and we are going to get a new shade for the window to help save money on electricity expenditures.

C. Brent explained that his program takes care of the vetting of contractors before they are hired.

VI. Community reminders (Kent).

A. Safety and Security Committee meeting will occur tomorrow, October 23, 2024.

B. Book Club meets the third Tuesday of the month.

C. Weymouth's office hours will be November 18, 2024, from 7 to 9 p.m.

D. Coffee at the Clubhouse will be on Saturday, November 2, 2024, 9-11 a.m.

E. On November 7, 2024, John Knowles and his son and others will have a song circle in which the community is invited to participate.

Motion to adjourn by Weymouth. Deborah seconded.

Homeowners' Forum will follow the meeting.