MINUTES
Coronada Condominiums Board of Managers (Nov-Dec 2024) meeting
Coronada Clubhouse
December 3, 2024

Board members present: President Kent Dolezal, Vice President Weymouth Atkinson, Secretary Eileen Koesy, Tracy Polanowski, Carole Earls, and Rob Crandall.

I. Kent called quorum at 7:02 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! Also, be extra careful as it's getting dark quite early now.
   B. Other areas
      1. 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.
      2. Thank you to those who pick up other people's dogs' poop; we notice, and we appreciate it.
   C. [redacted] who owns the property next door says that a barrier between his and our property must come from us. Do not trespass on that property.

III. Committee reports
   A. Reserve Study (Kent). Thursday morning is the meeting with Lynette Wuensch from EPRpc. We will have the Reserve Study report by the December 31, 2024, deadline. The community will have a meeting specifically for the purpose of discussing the report; the meeting will be recorded for those who can't attend.
   B. Master Documents Committee (Weymouth). The committee is on hold until February/the new Board elections can be completed. They have reviewed up to a certain point in the Rules and Regulations. They must change the right of first refusal language which is no longer legal to have.
   C. Safety and Security (Rob Crandall). At its last meeting, the S&S Committee discussed what's going on now and what they've done in the last year. Mr. Crandall discussed with them the possibility of shifting their gaze toward premise liability issues and no-cost options to reduce the community's liability to anything and shifting away from where they have been. Brent discussed options regarding parking decals for residents and pool key fobs to identify residents from a distance.
   D. Communication committee (Cindy absent, Kent discussed). The secretary should be responsible for most communication within the community.
   E. Treasurer's report (Deborah).
      Brent McGarr's office did not have all the financial information available at the time of this writing, so there are gaps in this treasury report.
      [redacted] Bank
      Operating Account: $x
      Reserve Account: $x
      Sub Total: $x

[redacted] Bank

Operating Account:	$10,254.80
Money Mrkt Acct:	$58,948.5
TOTAL:	**$x**

F. Property Manager's report (Brent McGarr). For the first time in several months, Brent's team had a list of completed maintenance projects that was longer than or equal to the list of new maintenance requests, so he is progressing. Some of the projects are large ones. He will communicate with homeowners in future to remind them that he knows about their requests and that he has not forgotten about them.

IV. Old Business.

A. Nelson will begin putting new locks on the crawlspace doors to avoid problems with trespassers who are looking for a place to sleep. [redacted]

B. Weymouth is looking into installing a 911 phone in front of the clubhouse; also, the 911 phone line for the pool was cut last spring and has never worked. He is also looking into getting a phone line for the stamp machine for the office. He discussed his attempts to get a reliable AED machine for the Clubhouse to be available to swimming pool goers, as well as classes for First Aid and CPR. We need goals for next year.

C. Someone is coming to look at atriums tomorrow because some of the crawl spaces can be accessed only through the atriums. Weymouth will accompany them.

D. Lee Company will bid to do the electrical work in the Clubhouse Thursday or possibly Friday; their bid was within 4 percent of the bid from the contractor whose bid was accepted but who never showed up to do the work. This will keep us within insurance standards. Kent requested a blast from Brent so that the community will know what's happening there because the Clubhouse will be closed for about six hours when that work is being done.

E. The new signs are again in the Clubhouse, standing up against a wall; this is a safety hazard for anyone who may be walking by because people could be hurt if the signs fall on someone. We don't have a map of locations for the signs; that's the holdup.

F. When people rent the Clubhouse, they are leaving a big mess in the kitchen. Those people's security deposits should be kept, and there should be a new/updated rental agreement that spells out updated standards for cleanliness and deposits' being returned.

V. New Business. None

VI. Community reminders (Kent).

A. The Holiday Party will be Sunday, December 8, 2024, from 4 to 8 p.m. Please bring a side dish to share.

B. Book Club meets on December 17, 2024, at 6 p.m. in the Clubhouse.

C. Weymouth will not have office hours because people are coming to see him during the day while he and Tracy are working in the office.

VII. Motion to adjourn by Tracy, seconded by Weymouth at 7:40 p.m.

Homeowners' Forum will follow the meeting.

Homeowner's Sign-In Sheet

DECEMBER 3, 2024 Monthly Board of Managers' Meeting

Resident Name	Address
[redacted]	

CCA BOARD OF MANAGERS SIGN-I

Meeting Date: DECEMBER

BOARD MEMBER NAME
OFFICERS
KENT DOLEZAL, PRESIDENT
WEYMOUTH ATKINSON, VICE PRESIDENT
DEBORAH CAMPBELL, TREASURE
EILEEN KOESY, SECRETARY
MEMBERS
TRACY POLANOWSKI, MEMBER
CINDY MILLION, MEMBER
ROB THOMAS, MEMBER
CAROLE EARLS, MEMBER
ROB CRANDALL, MEMBER
BRENT MCGARR, PROPERTY MANAGER

[redacted]