

SOUTH SHORES RACQUET CLUB
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 21, 2025
MINUTES

MEMBERS ATTENDING

Terry Davis

Lance Broderson

Gail LeGros

Peter Peyton

Stephanie Mardesich

Steve Cammarata – Cammarata Management Company

COMMUNITY ATTENDING

20 approximately

CALL TO ORDER

Terry Davis called the meeting to order at 7:05 p.m.

MINUTES

Motion by Lance Broderson and seconded by Peter Peyton to approve the November 19, 2024 minutes as amended. Motion carried with Stephanie Mardesich abstaining.

Motion by Gail LeGros and seconded by Lance Broderson to approve the January 7, 2025 minutes. Motion unanimously carried.

TREASURER'S REPORT

Peter Peyton presented the treasurer's report. The balance in the reserve account is \$89,737. Peter Peyton will be looking into the budget to make sure the items budgeted this year are in line with what we spent last year. Stephanie Mardesich asked how much do we legally need to put in the reserve account each month. Steve Cammarata advised the board legally there is no set amount that must go into the reserve account. However, there must be a line item in the budget for reserves but the amount is not dictated.

Motion by Gail LeGros and seconded by Lance Broderson to approve the treasurer's report as presented. Motion unanimously carried.

COMMITTEE REPORTS

ARCHITECTURAL – Janae Biers reported the brick repair work at the entryway has been completed. She noticed there was a chunk of cement taken out on the visitors side. No repair will be made at this time.

SOCIAL – Evon Jones reported a potluck is being planned for late February/early March depending on the weather.

LANDSCAPE – There was a walkthrough of the community on January 14, 2025 with Rancho and the landscape committee. A few items by 2201, 2205 and 2209 need attending too which Edgar will have his staff handle. Motion by Lance Broderson and seconded by Peter Peyton to approve Rancho's Proposal #34,829 in the amount of \$1,200 to investigate and fix the cause of water pressure loss on the irrigation along 25th Street. Motion carried with Stephanie Mardesich opposed.

POOL – Discussion regarding the pool tiles repair. We will get bids from Paradise Pool our current vendor and Steve Cammarata suggested Discount Pools to give a bid as well.

SECURITY/GATE – No report

OLD BUSINESS

SUMP PUMP – The board agreed to get a revised bid from Multi W System to match the work included in Jimni's bid regarding the annual cleaning of the sump pump. Lance Broderson and Steve Cammarata will work on getting the revised bid.

INTERNET IN CLUBHOUSE – At this time the board agreed not to pursue getting internet in the clubhouse. At this time the board meetings will be zoom meetings.

ROOF REPAIRS – Steve Cammarata suggested having a consultant – Charles Antis out of Orange County and a few other folks begin to look at the roofs to determine the condition, when a replacement will be necessary, etc. Steve Cammarata will do some more research on this.

NEW BUSINESS

Stephanie Mardesich's memos of December 12, 2024 and January 7, 2025 were presented to the board. (memos attached).

Motion by Gail LeGros and seconded by Lance Broderson to approve engaging Michael Klein, CPA in the amount of \$2,200 to do the annual financial review and tax returns. Motion carried with Stephanie Mardesich abstaining.

OPEN FORUM

2209 Unit 22 – asked about the trees on the golf course being trimmed. Jac Davis and Gail LeGros will be meeting with the management company at the golf course to discuss tree trimming.

2201 Unit 5 – Asked that Steve Cammarata send the plant policy to all the new owners and renters. Mentioned the pots need to be elevated on decks and behind the garages.

2201 Unit 4 – Mentioned the chairs in the clubhouse should not be stacked and some should be put by the tables.

2205 Unit 16 – Asked about using roof fire resistant material on the roofs.

2205 Unit 3 – Advocated for in person meetings and more transparency.

ADJOURNMENT

Terry Davis adjourned the meeting at 9:02 p.m. in memory of Wayne Perry.

