

LA SELVA BEACH RECREATION DISTRICT
Minutes for the January 3, 2024 Regular Meeting
at Clubhouse Boardroom and on Zoom

New Resolutions and Motions Passed:

Motion: The Board agrees to allow the Serranos to do after event cleaning at the current janitorial cost, on an ad hoc basis, with E. Serrano keeping the current janitor in touch regarding the new policy. Moved Winn, second Stephens. Passes 4-0.

Motion: The Board approves the bid of \$4,900 from Coastal Landscaping for irrigation and planting around the courtyard. Moved Rhodes, second Winn. Passes 3-0-1.

1.0 MEETING AND ORGANIZATION

1.1 Establish Quorum & Roll Call

Meeting called to order at 5:04 by Director Ashley Winn; Secretary Jim Rhodes; Maintenance Tony Young (Zoom); Treasurer Phil Stephens (Zoom); District Manager Eden Serrano. Quorum established.

2.0 PUBLIC FORUM

2.1 Public Comment

2.2 Landscaping

Jeff Powers reported that things are fine in this quiet time of the year, with only a little extra trash following Christmas. Though it's been a dry winter, there has possibly been enough rain for hydroseed planting soon on the District portion of the bluff. He will look into the pricing of the project, which would involve big trucks coming in. A decision at the February meeting should provide enough time to plant for this year if rain makes it possible.

3.0 REGULAR BUSINESS

3.1 Minutes

The Minutes for the December meeting were presented. **Motion to accept December 2023 Regular Meeting minutes moved by Young, second Winn. Passed 4-0.**

3.2 Financials

The financials for December 2023 were presented.

Motion: The Board accepts these figures for December 2023

G/L : 500,684.97 Revenues : 89,769.93 Expenditures : 20,036.26

Moved Rhodes, second Young, passed 4-0.

The Clubhouse Cost spreadsheet sent in by Frank Dickinson does include previous year billings from Urfer and Bagnall and Frank.

3.3 District Manager Report

E. Serrano presented the report with the following elaborations:

The performance review for 2023 was delayed due to the Clubhouse project and Madelyn Serrano's recent hiring as Co-Manager. An Employee Evaluation Committee of Young, Rhodes, and E. Serrano will meet within the next two weeks.

The question was brought up about what to do with the Clubhouse piano, now located in the Boardroom after stored items were returned to the building. It is almost never used. The decision was made to hold on to it until space becomes too limited. The same policy will also be used for the stage, now permanently in the storage closet. It does not appear to fit in with the renovation, and the District will see if there is any demand for its usage. Due to its appearance, safeness, and the difficulty of moving it without scratching the floor it will be posted as not for use on rental forms.

Serrano noted that many renters bring in round tables for their events, and believes that if the District could provide such tables it might lead to additional interested patrons. He can purchase 18 tables for \$3,600, which includes shipping. Some of the older rectangular tables would be retained. The Board is receptive to the idea, and other table options will be explored. Serrano also believes the Clubhouse TV could be upgraded and a smaller screen purchased for the boardroom. He believes technological improvements would open up tutoring possibilities and renter options for presentations. It was decided that a Committee for visualizing future improvements and maintenance projects can look at these upgrades, and others like the kitchen and roof. Treasurer Stephens will chair the subcommittee with Rhodes and the Serranos.

It appears the Improvement Association left a long scratch on the newly polished floors when they moved storage items back into the Clubhouse, and Diaz Flooring will come in this week to estimate cost of damage repair. If necessary, Serrano will contact the IA on payment.

The DMs' proposal to take over some of the janitorial work for the same cost as the cleaner now employed was ok'd so long as the cost remains the same to the District, though there was concern that a limited engagement of the current service would lead to their losing interest in any work for LSBRD. **Motion: The Board agrees to allow the Serranos to do after event cleaning at the current janitorial cost, on an ad hoc basis, with E. Serrano keeping the current janitor in touch regarding the new policy. Moved Winn, second Stephens. Passes 4-0.**

Olesya Kalinowska, who operates the Secret Garden Day Care at the church, is interested in beginning a new rental for younger children at the Clubhouse, if allowed full use of the building, save the boardroom and mini-kitchen. The District is reluctant to give up full usage of the main hall, and negotiations will ensue.

The Board revisited the landscape proposal from last month. **Motion: The Board approves the bid of \$4,900 from Coastal Landscaping for irrigation and planting around the courtyard. Moved Rhodes, second Winn. Passes 3-0-1.**

A discussion on creating an outside space for wedding rentals raised concern that the small park adjacent the playground would likely be too small and uneven. Potential renters show little interest in Triangle Park, but occasional rentals of the Florida Lawn might be workable.

Director Winn will look over the DM's updated rental policy.

4.0 CONTINUING BUSINESS

4.1 Clubhouse Renovation

The punch list inspection was completed, with one item having been overlooked. Contact bands on an unfinished drain, that were disconnected from the building, had not been replaced. Frank Dickinson will be contacted for advice.

5.0 NEW BUSINESS

5.1 Re-opening of Clubhouse

Winn and Rhodes will prepare historical presentation, thank yous, and invitations for those people to be acknowledged

6.0 FUTURE MEETINGS

6.1 Next regular meeting February 7, 2024 7 p.m. in Boardroom. Safety meeting to follow.

7.0 ADJOURN REGULAR MEETING

7.1 The meeting was adjourned at 6:48 pm.

Minutes submitted by Secretary Jim Rhodes

Minutes approved February 7, 2024



Jim Rhodes, Secretary