

**TRINIDAD ISLAND HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS**

**REGULAR SESSION MINUTES  
MARCH 19, 2020**

**\*\*\* MINUTES \*\*\***

**NOTICE**

Upon due notice, the Board of Directors for the Trinidad Island Homeowners Association held a Regular Session Meeting at 5:30 p.m. on March 19, 2020 via Skype teleconference.

**I. CALL TO ORDER**

The meeting was called to order by President Kevin Cloud at 5:35 P.M.

**ATTENDANCE**

Present: Kevin Cloud, President  
Kevin Vest, Vice President  
Igor Lichtmaher, Secretary  
Ira Schey, Treasurer  
Allen Korneff, Director (arrived 5:55 PM)

Absent:

Management: Keystone Pacific Property Management  
Elizabeth Reed, CMCA, AMS District Manager

Others: 6 Homeowners

**II. MOTION TO ADOPT AGENDA AS PUBLISHED OR TO AMEND**

The Board was presented with the Regular Session Agenda as published to the membership. Upon motion duly made and seconded:

**Resolved:** To approve the agenda as presented. **4/0**

**EXECUTIVE SESSION**

The purpose of this Executive Session was to review member delinquency status, member compliance status, pending legal issues, compliance threshold and to review/approve Executive Session Minutes from the February 20, 2020 meeting.

**III. COMMITTEE REPORTS**

**A). Architectural Committee Report- Mark Scott- Chairman**

1. Architectural Log of Submittals: The Architectural Log was presented for the Board's review. Upon motion duly made and seconded:

**Resolved:** To accept the report to file with no action required. **4/0**

## **B. Dock & Facilities Committee Report – Ruth Ormsby- Chairperson**

1. Dock Inspection - Upon motion duly made and seconded:

**Resolved:** To accept the report as presented with no action necessary. **4/0**

2. Gangway Replacement/Repair – The Committee is to update selected details on the gangway specifications with Southshore Marine. Upon motion duly made and seconded:

**Resolved:** To approve the final proposal from Southshore Marine to replace 48 gangways, not including the guides at \$52.00 each, in the amount not to exceed \$213,000.00 to be expensed from Reserves, Fingers/Headwalk/Gangways line item. **4/0**

3. Dock Box Repair Proposal – Dock Box 256 had a large gouge likely from the anchor of the vessel in the slip 256. Upon motion duly made and seconded:

**Resolved:** To approve the proposal from South Shore Marine to repair the dock box #256, in the amount of \$942.00 and to charge back the owner of the vessel. **4/0**

## **C. Landscape Committee**

1. Inspection Report - Upon motion duly made and seconded:

**Resolved:** To accept the report to file with no action required of the Board. **4/0**

2. Bemus Report/Committee Report February – Upon motion duly made and seconded:

**Resolved:** To accept the report to file with no action required of the Board. **4/0**

## **D. Facilities Committee – Management Update/Report**

1. Work Order Report – Upon motion duly made and seconded:

**Resolved:** To accept the report to file with no action required of the Board. **4/0**

## **E. Marina Walkway Committee**

1. Committee Report – No report submitted this month. No Board action required.

## **F. City Liaison Committee**

1. Committee Report – No report submitted this month. No Board action required.

## **IV. CONSENT CALENDAR – Upon Motion duly made and seconded: 5/0 unless otherwise noted.**

- A. Minutes of the February 20, 2020 General Session Meeting – Upon motion duly made and seconded:**

**Resolved:** To approve the minutes from the February 20, 2020 meeting, as submitted:  
4/1 (Allen abstain)

**B. Financial Reports** – February 29, 2020 - Upon motion duly made and seconded:

**Resolved:** To accept the February 29, 2020 financials, as submitted.

**C. Election Rules Adoption**

**Resolved:** To adopt the draft Election Rules, as prepared with all options.

**D. Investment CD** – Upon motion duly made and seconded:

**Resolved:** To approve to move \$1,000,000.00 accumulated funds in Fidelity Dock Reserve Z70-200360, which has a balance of \$1,239,490.77 into staggered CDs totaling no more than \$200,000.00 each, at the best rate.

**Resolved:** To approve to move \$500,000.00 of accumulated funds from the Fidelity Reserve Z70-200387 account into five (5) \$100,000.00 staggered CDs, at the best rate.

## V. BUSINESS

**A. Contract Landscape Vendor Discussion** – The Board discussed the the requested Landscape Contract bids received from Andre Landscape, Earthco Commercial Landscape, Harvest Landscape Enterprises and Villa Park Landscape. The Board would like to meet with both Earthco Commerical Landscape and Harvest Landscape Enterprises on site for further contract bid review. No formal Board action taken.

**B. Bennett Plumbing Drain Clean Proposal** – Upon motion duly made and seconded:

**Resolved:** To approve the proposal from Bennett Plumbing to complete the clearing of the drainpipe in Conrad park, across from the Basketball Court, in the amount of \$2,800.00. 5/0

**C. Community Newsletter and E-blasts Ideas** – Upcoming gangway replacement, Dinghy Dock policies and review of Dinghy Docks for Maintenance, Annual Meeting reminders and Call for Candidates, Architectural reminders and Board Meeting highlights will be included in the next newsletter. Management is to rewrite the newsletter and send to membership. No formal Board action taken.

**D. Members' & Others Noteworthy Communications** – This information was presented for the Board's review only, with no action necessary.

**E. Annual Calendars and Rosters** –This information was presented for the Board's review only, with no action necessary.

**F. General Correspondence** – This information was presented for the Board's review only, with no action necessary.

## HOMEOWNER FORUM

Six (6) homeowners were present to discuss the landscape, gangway bids, the monument sign and park lighting and the communication of meetings.

**ADJOURNMENT**

There being no further business to come before the Board at this time the meeting was adjourned at 6:23 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday April 16, 2020 via video conference.

**ATTEST**

Signature:  Date: 4/21/20