

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

June 23, 2014

- I. **Call to Order.** President Tom Knight called the meeting to order at 7:00 p.m. Directors present were Robert C. Blain, Doug Flock and Neil Straus. Also present were General Manager Tim Sutherland. Assistant General Manager Jeff Kiel and Controller Lisa Trabert. Lubor Mrazek and Albert Repola were absent.
- II. **Reports/Announcements.**
- ❑ **Secretary's Report.** Before the meeting, the Board of Directors reviewed and economic changes to the existing labor contract.
 - ❑ **Treasurer's Report.** General Manager Sutherland reported a favorable operating budget variance of \$164,079 through 5/31/2014. Sutherland also reported an operating fund balance of \$240,090 and a replacement fund balance of \$5,715,105. The full report is available at the WCA office and watergatehoa.com.
 - ❑ **Manager's Report.** General Manager Sutherland reported the following: Common Utilities for May 2014: Electric +3.7 % (new lighting); Natural Gas -5.20%; Water -10.7%;
 - ❑ **Controller's Report.** Controller Lisa Trabert reported that as of May 31, 2014, fourteen accounts have been turned over to a collection agency for delinquent assessments. One Notice of Delinquent Assessment and nine Notices of Default have been recorded against the subjected properties. Four owners of the delinquent accounts are making payments toward ongoing payment plans.
 - ❑ **Statements and Requests.** Residents discussed solar panels, water use, vehicle theft, security measures, 3 Admiral Elevator repair, cleaning services in F building, security patrol visibility at night.
- III. **Consent Calendar.**
- ❑ **Approved by unanimous general consent:**
 - **Corrected April 21, 2014 Regular Session Board of Directors meeting minutes**
 - **May 19, 2014 Board of Directors Regular Session Minutes**
 - **Redhawk Fire Alarm Testing Agreement - July 1, 2014 through June 30, 2015 - \$14,484**
 - **Redhawk Fire - Alarm Central Monitoring Agreement - July 1, 2014 through June 30, 2015 - \$600.00**
 - **Tennis Pro Services – July 1, 2014 through June 30, 2015 - \$525 Per Month**
 - **Lagoon Fountain Aerator Replacement - \$1,584.30 to Replacement Fund**
 - **WJE Window Replacement Specification Fees - \$2,600.00 to Replacement Fund**
- IV. **New Business.**
- ❑ **Board Resolution to Record Four Notices of Delinquent Assessments.** Secretary Straus read the following resolution:

"Resolved, the Board of Directors ("Board") for Watergate Community Association authorizes and instructs Allied Trustee Services to Record Four Notices of Delinquent Assessments ("Lien") in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessor's Parcel Numbers 049-1528-297, and 049-1529-052, 049-1528-153 and 049-1529-509 authorized by Civil Code Sections 5650 and 5725 if such accounts have not been reinstated by the Notice of Intent to Lien expiration date." Straus moved, and Flock seconded, to approve the aforementioned Four Notices of Delinquent Assessments. The motion was unanimously approved.

- ❑ **Labor Agreements SEIU/United Service Workers West ("SEIU-USWW") and Teamsters Local #0665. Straus moved and Flock seconded the Board of Directors approve economic changes to the current labor agreement with Service Employee's International Union United Service Workers ("SEIU-USWW") for the period May 1, 2014 through April 30, 2017. Straus further moved, and Flock seconded that the Board approve a month-to-month extension of month-to-month extension to the current labor agreement with Teamster's Local #0665. The motion to approve was unanimous.**
- ❑ **Tennis Court Asphalt Core Sample Testing Fees. Funding is requested to test the 40 – year old asphalt underlayment on top of the post tension slab prior to commencing repair work on the cabling and the installation of a new court overlay. Straus moved, and Blain seconded, to award the contract to AME Engineering in the amount of \$4, 025.00 to be paid for out of the replacement fund. The motion was unanimously approved.**

VI. WCA Committees.

- ❑ **Architectural Control.** Assistant General Manager Jeff Kiel presented the following unit modifications:
 - **5 Admiral Drive, F417: 1 Bedroom.** The owner wishes to replace the bathtub and tile surround, install recessed lighting throughout the unit, and encapsulate ceiling (unless the owner elects to scrape it). Any discovered dry-rot will be addressed as well as any necessary electrical panel upgrades. **Straus moved, and Blain seconded, to approve the modifications to unit F417 pending receipt of all required building permits.**
- ❑ **Landscape.** General Manager Sutherland presented the LSC's recommendation that the addition of a small Japanese maple at the planting bed south of 7 Commodore lobby would add needed height to the landscape in this area. The tree can be purchased with funds approved for a replacement tree no longer planned for the end of Commodore by boardwalk. **Straus moved, and Flock seconded, to authorize the placement of the Japanese maple tree at the 7 Commodore planting area as requested. The motion was unanimously approved.**

VII. Upcoming Meetings.

- ❑ Executive Session and Regular Session July 21, 2014

VIII. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary