

**Joint Board of Directors HOA Meeting  
LV1 and LV2  
July 28, 2019**

**Opening**

The Joint Board of Directors Meeting was called to order at 4:00 p.m. by LV2 President John Marsino. The members were led in the Pledge of Allegiance by President Marsino.

**Present**

LV1 – President Mark French, Membership Director Camilla Sullivan, and Director Connie Hinton.

LV2 – President John Marsino, Secretary Tammy Neal, Treasurer Beth Nixon, Vice President Linda Del Gallego, and Director Mike Roussel.

**Minutes**

The minutes from the May meeting will be addressed, along with today's minutes, at our next meeting in September.

**Treasurer's Reports**

The Treasurer's reports for LV1 and LV2 (copies on file) were read in summary and approved as presented.

**New Business**

President French discussed the following few items:

- Amount of money in the HOA treasuries. The funds are a 'reserve' for legal fees should the need arise. Other items, such as insurance and office supplies, are paid from there as well.
- Ice in the Carriage House. He had been asked why residents could not have 'free' ice anymore. While this is not within any agreement, it had been a courtesy for residents to take ice. It has been abused and now the doors are being kept locked to allow for there to be sufficient ice for events.

**Negotiation Committee Update**

President French stated that the Negotiation Committees had met with several members of Cal-Am management, including Sheila Tannert. They started the conversation discussing smaller issues such as replacement of the cameras at Gate 2 and recording equipment which were to be accessible by management. She thought that more wiring was needed, however, Gates 1 and 3 were hooked up. No answer although it's been discussed several times. Other camera locations, such as another angle on the pool, hot tub, tiki bar, mini golf, etc. were also discussed. They also spoke about more key card locks for the fitness room, ceramics, pool room, and laundry area to keep non-residents out. Ms. Tannert did not seem concerned about taking care of these items.

Cal-Am does not put smaller items in rental negotiation contracts. The one exception is in our current contract which includes tree trimming. He asked about trimming the live oaks and non-palm trees with the annual service. Ms. Tannert sounded like she wanted all trees trimmed by the new company. Trees that need heavy trimming will probably be removed. Trees hanging over homes should just be trimmed. The office has trimmed some in the past, as a courtesy but it is not required of them. There was some discussion in the audience about their trees.

President French then spoke about the upcoming rental negotiations. He reminded everyone that the HOA's represent all residents, whether you are a member or not. It does work to negotiate and they work as hard as they can to make that increase as low as possible. Ms. Tannert has looked at using the CPI to calculate the increase, starting at 7% and then down one-half percent each year, but indicated that would not cover their increased costs. The committee did not like that idea and opposed it. President French explained that a 7% increase on an average rent in the park of \$768 would amount to approximately \$53.76 the first year. This would bring the first year's rent (at 7%) to \$821.76, the second year's rent (at 6.5%) to \$875.17, and so on, all being compounded. The committee wanted to go back to dollar figures. Ms. Tannert consented and said she would come up with figures but she also said that starting at \$25 was nowhere near enough. Cal-Am also suggested longer rental agreements.

There was some discussion in the audience about the current different rental rates and the maximum percentage it could be increased.

Ms. Tannert was supposed to call and schedule another meeting with the committees, but that call has not happened yet. Everyone wants to get this done, but we would like it done right. Any differences, such as rent freezes for residents over a certain age, will simply put the burden on others. Cal-Am does not have to tell where their 'fair market value' number comes from.

There was some discussion in the audience about the number of new homes being brought in and not being sold. There are approximately 80 homes, new and old, for sale in the park. Prospective residents do not want to buy here with the high rent. Current residents struggle as they are on fixed incomes...the rent is too high.

The letter from Cal-Am always comes in high and this is why the HOA negotiates for the residents. It should be noted that President French has done a lot of research and work on this project and it should be appreciated.

President Marsino asked for everyone to be patient. The information at this meeting is being provided as part of the negotiations but no numbers have been given as of yet.

There was some discussion in the audience about contacting our legislators regarding rent control on senior mobile home parks, but please do so in a respectful way.

There is a sheet at the back where the Boards would like you to put your email addresses should we need to reach you regarding negotiations over the next several months.

Again, the committee is working on the numbers with Cal-Am but there are no firm figures yet. Please be patient and we will let you know as we get more information.

Meeting adjourned at 5:13 p.m.