

High-Tide Condominium Association Work Session Meeting
February 25, 2026 • 10:00 am
Zoom Meeting:

MINUTES:

1. Call to Order – **The Board does not come to order nor take any action at work sessions. Discussions began at 10am.**
2. Building & Grounds – The annual inspection is completed. Maintenance continues apace.
 - a. Stainless Commercial Grills – Research suggests that high-end grills (~\$5k) with lifetime warranties are available. The board discussed the challenges of maintaining and keeping a grill functional in the
3. Laundry Room Feasibility – Directors reviewed the laundry room estimate (\$7,500-15,000), and discussed whether there are other priorities that rank higher on the HT limited budget. Consensus of the board is it is a lower priority, particularly given the desire for improved wi-fi connectivity and other possible site improvement projects. There are now washers and dryers in Pacific Beach that can be used by the public. *Craig will get quotes and include the weight for possible models.*
4. Updated Insurance Certificates – All owners are required to submit proof of insurance annually. *OrgSupport will add email addresses to the master collection list to facilitate reminders.*
5. Rental Group Update – Conversations between the rental owners and possible providers continue. When firm information is available the rental owners will share it with the BOD.
6. Signs on Trails – Directors discussed the value of adding signage to trails and the property. Further discussion was related to adding the possibility of towing, which may require signage. *Craig will contact local towing companies to enquire about adding towing signage to the property. Al and Rita will work together to come up with some basic (trails, pets, etc.), signage recommendations.*
7. Items from the Floor
 - a. Insurance – The HT's long time insurance agent is retiring.
 - b. Wi-Fi – Pat continues to work on cost estimates for wi-fi improvements building by building and will bring additional information to the board at a later date.
 - c. Rental group email – The board discussed creating a rentals@hitidecondominium.org email address for internal communications and communications with those the rental owners need to work with. Consensus of the board is creating such an email is fine as long as it is not representing the HTCA or the Board, and not being used for commercial purposes.
8. Adjournment – **Discussions ended at 11:30am. No action was taken at the meeting.**