

Those who regularly attend the open Condominium Owners Association (COA) Board meetings know the directors vote on many important and complex business matters discussed first in private Executive Sessions. Open meetings are so filled with MCC business that there is not enough time to explain every subject. To help owners sort all of this out, every month the Owners Group Website will post a list of the action taken on the most pressing COA agenda items that affect our community. The Board always evaluates at least 3 providers before deciding which to hire.

## **COA BOARD MEETING AGENDA SYNOPSIS, August 24, 2023**

33 owners signed into the meeting

**TREASURER'S REPORT:** The new Treasurer on the COA Board, Leigh Savidge, went beyond just reading numbers. He explained what the numbers mean in terms of money in and money out. With such informative reporting, and the provided flow charts, MCC owners will have a better understanding of our financial situation and why we can't get our COA reserves to an acceptable level.

### **UNFINISHED BUSINESS**

- A. **Update on EV Charging Stations:** Southern California Edison is finalizing the design phase and surveys of the station areas to submit to Public Works for permits and to Beaches and Harbors for design approval. Installation is expected by year-end or January 2024. For more detail on the EV charging stations, see last month's (July's) COA Agenda Synopsis at <https://mcc-owners.org/wp-content/uploads/2023/08/COA-MINUTES-JULY-2023.pdf>
- B. **Update on Fitness Center:** The entire Fitness Center, including locker rooms, will be closed beginning Saturday September 30<sup>th</sup>. All equipment will be removed until Monday, October 16<sup>th</sup>. Group fitness classes and free weights will be available when possible, with the entrance/exit at the door facing the west pool. Swimming classes will continue as usual. COA Board VP, Jack Fishman, says the new equipment lease that includes maintenance and repair will actually be more cost effective than the high expense to continually fix the old equipment. The Board voted to sell the existing equipment for a \$10,000 flat fee.
- C. **Unanimous vote on Wash Laundry:** It has been decided to have new washers and dryers instead of refurbished. See last month's (July, 2023) Agenda Synopsis at <https://mcc-owners.org/wp-content/uploads/2023/08/COA-MINUTES-JULY-2023.pdf> for more details on the Wash Project.
- D. **Unanimous vote on Laundry Room Flooring:** Board Accepted Proposal for new flooring.
- E. **Unanimous vote on Laundry Room Painting:** Board accepted a proposal.
- F. **Unanimous vote on Roof Coating/Replacement:** Board accepted proposal with 20 year warranty for Central and East Towers and Helix roofs.

## NEW BUSINESS

- A. **Fitness Center Locker Room Carpet/flooring:** This will include men's and women's locker rooms. One reason it must be replaced in the women's locker room; HAIR DYING. Yes, some women are coloring their hair and they have stained the carpet so badly that it must be replaced. Board discussed using tile in those areas.
- B. **Unanimous vote for Pool Maintenance:** A new company has been selected to better maintain our pools. The selected company is also more cost effective.
- C. **Unanimous vote for Annual Audit:** The Board selected a company that has done a very satisfactory job preparing our audits for the last few years.
- D. **Unanimous vote on Pool Equipment Structure Change Order:** The Lap Pool needs repairs where brick is deteriorating. Repairs will also cover the enclosure to cut down noise from pool equipment.
- E. **Seismic Evaluations:** The Board is looking at 3 companies for proposals to prepare a report analyzing MCC's earthquake vulnerability in anticipation of an LA County ordinance requiring retrofitting of high-rises.
- F. **Unanimous vote for Racquet Sports Rule Change:** No description of new rules. They will be posted.
- G. **Unanimous vote for Racquet Sports Only (Tennis) Membership:** Individuals pay \$150 a month with an Initiation Fee of \$750; families pay \$325 with an Initiation Fee of \$1,000, corporate \$500 with an Initiation fee of \$1,500.

After announcing the names of the committee members, MCCR President, Andrea Robin, pointed out that although this was not a restaurant meeting, she wanted to announce financials through March, 2023 are now up on the MCC website. She also explained that the restaurant's legal structure is being changed due to inconsistencies in the MCCR governing documents, and that a restaurant meeting is scheduled for Sept.12<sup>th</sup> at 5pm.