

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.

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

34 owners signed into the meeting

**TREASURER'S REPORT:** COA Board Treasurer, Leigh Savidge, explained how MCC is functioning from paycheck to paycheck. The entirety of our monthly maintenance fees go to pay for our monthly maintenance costs. Many owners don't understand that LA County gets all the Ground Rent portion of our monthly fees and MCC gets nothing. This is the reason why our reserves are not adequately funded to take care of our property properly.

#### **UNFINISHED BUSINESS:**

There was no discussion on the first two listed Unfinished Business projects; likely because they were covered extensively during previous COA Board meetings.

- A. **EV Charging Stations:** In past meetings it was explained that the universal type stations should be installed by first quarter 2024, with 10 stations in the outside parking by the East Gate and 20 stations in the Visitors Garage by the bike cage.
- B. **Fitness Equipment:** Everything was finished on schedule and a visit to the Fitness Center/Gym will show the upgrades that were thoroughly described in past meetings.
- C. **Waste Management:** COA Board President, Susan Bursk, explained the latest efforts to remedy the huge increase in Waste Management fees that MCC and other Marina entities were hit with this year. She described the plan to install organic waste collection containers on each floor, instead of only the Plaza Levels. In addition to being more convenient for residents, it will help lower our waste collection fees because it won't have to be sorted out of the regular trash. Properly disposing of organic waste is one way you can help keep our monthly Maintenance Fees down.
- D. **Seismic Evaluation:** Director, Jack Fishman, continued the Unfinished Business updates with a report on the expected County earthquake retrofit proposal. The Board is looking at firms to provide proposals for a seismic evaluation of our property, including the company that provided an assessment of MCC right after the Northridge quake and seems to have a good handle on the situation.

#### **NEW BUSINESS:**

- A. **Door Operator Retrofit Proposal:** The West Tower's oldest elevators are having the

most problems, so instead of constantly band aiding the break downs, the Board approved a more effective retrofit solution to keep them operational.

- A. **Storm Bilge Pump Repair:** Proposals from different plumbing companies were considered and the vote was unanimous to repair it prior to the rainy season so water doesn't back up and cause damage.
- B. **West Tower Roof Coating Proposal:** The Board has already moved ahead on the Center Tower and East Tower coating. The West and oldest Tower is also due and the Board unanimously approved the proposal to do all the work at the same time.
- C. **Tennis Court Office Added Restroom Change Order – Recreation Deck Project:** An old unused laundry room is now going to be a new tennis office with restrooms. The change in design was approved unanimously.
- D. **County Ground Rent Negotiations:** Susan Bursk introduced Edward Robin to explain an exciting new Ground Rent agreement between Essex and the County. This is a complex proposal that will help build our reserve funds by 3.7 million dollars a year to repair and upgrade MCC's property. The Board will have special meetings and announcements for further information about this proposal.

Prepared by: Donna Bryce and Fred Krogh