

**LA SELVA BEACH RECREATION DISTRICT**  
Minutes for the October 8, 2025 Regular Meeting  
at Clubhouse Boardroom and on Zoom

***New Resolutions and Motions Passed:***

**Motion: The District approves the Oakridge tile option from Daddario Roofing for \$32,450 for new roofing. Moved Grantz, second Pavlecic. Passes 5-0.**

**Motion: District approves engaging Blue DAG to conduct an ADA evaluation for District properties. Moved Grantz, second Pavlecic. Passes 5-0.**

**Motion: The District approves Resolution 2025-4 to accept the Appropriations Limitation for Fiscal Year 2025-2026. Moved Rhodes, second Pavlecic. Passes 5-0.**

**Motion: District approves bid from Geno Vitale to remove bluff Poison Oak on bluff for \$2,368. Moved Grantz, second Bell. Passes 5-0.**

**Motion: The District cancels the December 2025 if no urgent necessity to hold one comes up. Moved Grantz, second Rhodes. Passes 5-0.**

**Motion: The Board approves purchase of 20 circular tables with two carts from Eventsable.com for \$5,322. Moved Bell, second Grantz. Passes 5-0.**

**1.0 MEETING AND ORGANIZATION**

**1.1 Establish Quorum & Roll Call**

Meeting called to order at 7:00 pm by Chair Kevin Bell; Rentals Director Kris Grantz; Treasurer, Danielle Pavlecic; Secretary, Jim Rhodes; Maintenance Director, Mark Burriss on Zoom: District Managers Madelyn and Eden Serrano. Quorum established.

**2.0 PUBLIC FORUM**

**2.1 Public Comment**

Resident Bill Spence told of his great experience with his recent event at the Clubhouse, commending the upgraded Clubhouse and the District Managers. Commenting on the loudness of events, he feels neighbors should expect some noise from the Clubhouse, but events must also respect the neighborhood and not blast beyond comfortable levels. All must be respectful. He wondered if the District has any control over Fire Station Noise coming from the fan atop their building. DMs can discuss with the Central Fire maintenance director.

**3.0 REGULAR BUSINESS**

**3.1 Minutes**

The Minutes for the September regular meeting were presented. **Motion to accept September 2025 Regular Meeting minutes moved by Burriss, second Bell Passed 3-0-2.**

**3.2 Financials**

Water bill went unpaid last month when the District credit card was maxed out creating a larger bill this month. Rather than seek a larger credit limit, it was suggested the DMs keep a closer eye on the card's credit score and break the bill into two payments a month if necessary. The DMs revised salary will begin to show up next month.

**Motion: The Board accepts these figures for September 2025:  
G/L : 286,897.52 Revenues : 4,989.88 Expenditures : 12,812.62  
Moved Grantz second Rhodes, passed 5-0.**

### 3.3 District Manager Report

Presented with these elaborations:

Bluff eucalyptus removal proposal was presented. Although the cost of removing all trees seemed lower than expected, this idea would be a major project and would require community involvement and approval. Will be put on future agenda.

DM is confident there is sufficient funds in G/L for improvements the District is considering.

## 4.0 CONTINUING BUSINESS

### 4.1 Clubhouse Roof

Most recent inspection suggested that a new roof will be a requirement sooner rather than later, 2-5 years. It was felt that insulation, with the new fans, is not necessary, and neither is removal of existing roof tiles. **Motion: The District approves the Oakridge tile option from Daddario Roofing for \$32,450 for new roofing. Moved Grantz, second Pavlecic. Passes 5-0.**

### 4.2 Blue DAG

Blue DAG is the ADA evaluation firm endorsed by CAPRI. Their scope will not include the Clubhouse, which was recently inspected during the renovation. It will include a look at the parks and playground and the Vista Lane foot path to the railroad track leading to the beach.

**Motion: District approves engaging Blue DAG to conduct an ADA evaluation for District properties. Moved Grantz, second Pavlecic. Passes 5-0.**

### 4.3 Tire Swing

The deteriorated swing was removed; some replacement options were presented. Other swings in playground may also need to be replaced soon. DMs will look into a new tire Swing and other swing replacements will be put lower on the future project list. The safety restriction on a new merry-go-round will be discussed with the insurer.

## 5.0 NEW BUSINESS

### 5.1 Appropriation Limitation for Fiscal Year 2025-26

**Motion: The District approves Resolution 2025-4 to accept the Appropriations Limitation for Fiscal Year 2025-2026. Moved Rhodes, second Pavlecic. Passes 5-0.**

### 5.2 Bluff Poison Oak and Ice Plant

The bid to pull out poisons oak will displace some ice plant and won't be a permanent fix. This will likely be an annual landscaping need.

**Motion: District approves bid from Geno Vitale to remove bluff Poison Oak on bluff for \$2,368. Moved Grantz, second Bell. Passes 5-0.**

### 5.3 Event Noise

After some complaints from neighbors, the DMs tested sound levels and feel that anything over 100 Decibels is too high. They suggest putting a sound restriction into the rental contracts. Discussion followed on the concern of limiting the partying of event goers and on expectations of homeowners living next to a longstanding public activity hub. It was brought up that some venues have separate contracts with DJs, and a list of disruptive music servers can be created. The DMs will research County ordinances and look to define a reasonable decibel limit that can be enforced.

### 5.4 December Board Meeting

DMs will be unavailable for the December meeting with the joyous expansion of their family, and barring unforeseeable needs, the Board discussed cancelling the December meeting. **Motion: The District cancels the December 2025 if no urgent necessity to hold one comes up. Moved Grantz, second Rhodes. Passes 5-0.**

### 5.5. DM Salary

A new policy for setting the DM salary will be studied and discussed next year.

### 5.6. November 2026 Election Conflict

It was decided that the District will not interfere with the I.A. Halloween Event and will not rent out the Clubhouse that weekend to County Election. The Fire Station was suggested as an alternative site.

### 5.7 Clubhouse Table/Chair

Upgrading proposals for the Clubhouse furniture for rentals and events were presented and it was agreed to pursue the table option number one. An upgrade for the chairs was tabled.

**Motion: The Board approves purchase of 20 circular tables with two carts from Eventsable.com for \$5,322. Moved Bell, second Grantz. Passes 5-0.**

### 5.8 Par Course

Chair Bell will forward a par course promotional video for Board discussion in the future.

### 6.0 FUTURE MEETINGS

6.1 Next regular meeting November 12, 2025 7 p.m. in Boardroom. Safety Meeting to follow.

### 7.0 ADJOURN REGULAR MEETING

7.1 The regular meeting was adjourned at 8:29 pm.

Minutes submitted by Secretary Jim Rhodes

Minutes approved November 12, 2025



Jim Rhodes, Secretary