



NEIGHBORHOOD DELEGATE MEETING
Talega Swim & Athletic Club

Wednesday, March 19, 2025, at 7:00 PM

CALL TO ORDER – 7:00 PM

BOARD MEMBERS PRESENT

Phil Harris, President
Serge Jonnaert, Vice President
Taylor Florence, Treasurer

MANAGEMENT PRESENT

Brian Taylor, Executive Director, Grand Manors
Christine Hulka, Assistant General Manager, Grand Manors
Courtney Commeau, Executive Administrator, Grand Manors

PROJECT UPDATES

- A. Pool Facility Restroom Renovations at TSA, Saluda and Tierra Grande
The restroom project at the clubhouse has been completed except for a few small adjustments. The lower restrooms near the Splash and Play are completed and will re-open once the Splash and Play is completed. Saluda and Tierra Grande restrooms are complete.
- B. Splash and Play
The Splash and Play is now under construction and will be completed this summer.
- C. Landscape Maintenance
Effective May 1, Artistic Maintenance will replace Park West Landscape.

UPDATES FROM THE BOARD

- A. 2025 – 2026 Budget Review
- Monthly assessment amount will not change for the April 1, 2025 – March 31, 2026 fiscal year.
- B. 2025 Board Initiatives and Projects
- Re-Branding – Currently working with a branding company
 - Clubhouse Office Expansion – Due to onsite staff needing additional space, expansion has been planned to begin at the end of 2025
 - Clubhouse and Portico Painting
 - Bylaw Amendment
 - Election Rules and Revisions
- C. Fire Preparedness
- South County Firewatch – Currently looking for volunteers to participate
 - Home Hardening
 - CERT Training

D. Upcoming Events (full details on website talega.today.com)

- Spring Fling – April 12th
- Middle School Madness – April 25th
- Garage Sale/Shred Day – May 10th
- Tapas Tuesday – May 20th

DELEGATE QUESTIONS & DISCUSSIONS

1. Update regarding the golf course fence – The City of San Clemente has been working with the golf course to handle the missing/broken parts of the fence.
2. Update regarding work on the Saluda pool – Work is planned for Winter 2025/2026.
3. How to address neighbors maintaining landscape – Please contact management and provide information regarding the situation.
4. Wildfires – City of San Clemente contracts with Orange County Fire Authority (OCFA). Talega follows directive as given by OCFA/proper authorities for evacuation orders. Irrigation controllers can be turned on at the request of OCFA remotely during red flag conditions, although OCFA may not request as to not adversely affect water pressure and irrigation is not a fire suppression system. Talega's ongoing fuel modification plans for common area landscape is driven by OCFA.
5. Any questions or concerns may be submitted to management via email at TALEGA@ciaramail.com.

NEXT DELEGATE MEETING DATES

- May 21, 2025
- August 20, 2025
- November 18, 2025 – ANNUAL MEETING

ADJOURNMENT – 8:45 PM