



Third Avenue Village Association – Board of Directors  
 Wednesday, March 8, 2023, at 7:30 am  
 Chula Vista City Hall (276 4<sup>th</sup> Avenue, Chula Vista, CA. 91910)  
**Rm: Executive Conference Room 103**

1. Introductions and Meeting Etiquette / Kendell Manion, President
2. Public Comment (3-Minutes Max Per Person)  
*Please keep comments directed to the item being discussed.*
3. Approval of the January 11, 2023 Meeting Minutes *Action Item* P. 2 - 3
4. Committee Reports  
Executive Committee / Kendell Manion, Current Board President
  - a. NCA Contract has Expired from Original Term, Recommendation to Authorize the Executive Committee to Finalize a Two-Year Contract Extension for District Management with NCA *Action Item* P. 4
  - b. 2023 Draft Budget *Action Item* P. 5 - 8
5. Next Meeting: **As Needed** *Action Item*

BROWN ACT. Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at 353 Third Avenue, Chula Vista, CA 91910 and on the TAVA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Michelle T de Mercado at 619-422-1982 or via email at [info@thirdavenuevillage.com](mailto:info@thirdavenuevillage.com) at least 48-hours prior to the meeting.

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**THIRD AVENUE VILLAGE ASSOCIATION**

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**Third Avenue Village Association – Board of Directors \Wednesday,  
January 11, 2023, at 7:30 am Zoom Virtual Meeting:  
<https://us06web.zoom.us/j/85132486135> or call 1-669-900-6833 /  
Meeting ID: 851 3248 6135 / Passcode: 1982**

**PRESENT** Kendell Manion, Kevin Lewis, Ron Richie Mariana Gonzalez Cardenas, Kevin Pointer, Joe Raso, Helmer Rodriguez, Joe Warren

**GUESTS** Curt Brooker, Jacob Rocha

**STAFF** Marco Li Mandri, Dominic Li Mandri, Monica Montes, Dianne Serna De León, Shirley Zawadzki, Michelle Thomas de Mercado, Ethan Olsen, Larisa Medina

**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1.Introductions and Zoom Etiquette/ Kendell Manion, President</b>	The meeting was called to order at 7:33 a.m. by District Manager, Dominic Li Mandri.  Dominic reviewed Zoom meeting etiquette.	<b>No action taken</b>
<b>2. Continuing Virtual Meetings Pursuant to AB361</b>	The Board needed to ratify a vote during each meeting that states that they will continue to meet via Zoom for public agencies to hold virtual meetings during a proclaimed state of emergency and remain in compliance with the Brown Act (Gov. Code §§ 54950 et seq.)	<b>2. Joe Raso moved to accept the vote. Helmer Rodriguez seconded the motion. Helmer Rodriguez abstained. The motion was approved.</b>
<b>3. Public Comment (3 Minutes Max Per Person)</b>	3.Nothing to report	<b>3. No action taken</b>

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<p><b>4.a. FY 2022 Year End Financial Report</b></p>	<p>4.a. Shirley Zawadzki presented the FY 2022 year-end financial report on pages 3-5 of the agenda.</p>	<p><b>4.a. Mariana Cardenas moved to approve the FY 2022 financial report. Kevin Lewis seconded the motion. Unanimously approved.</b></p>
<p><b>b. FY 2023 Budget</b></p>	<p>4.b. Dominic presented the FY draft 2023 budget as of January 5, 2023.</p> <p>Dominic stated that the Committee budgets still need to be finalized and this will be done so via each individual Committee.</p> <p>Dominic shared that he and Marco will be meeting with the City to review the TAVA contract and TAVA's financial obligations for utilities relating to the Third Avenue capital improvements. Dominic shared that District utilities (electricity and water) are projected to cost the DCVA approximately \$30,000+ per year, based on newly received utility invoices.</p>	<p><b>4.b. No action taken</b></p>
<p><b>5. Next Meeting:</b></p>	<p>As needed.</p>	<p><b>9. No action taken</b></p>
<p><b>6. Adjournment</b></p>	<p>Meeting adjourned at 7:47am</p>	<p><b>Meeting adjourned by consensus.</b></p>

Minutes taken by: Michelle Thomas de Mercado, Staff.



## CURRENT NCA – TAVA CONTRACT LANGUAGE ON TERM LENGTH

### 4. Term and Termination.

(a) Contractor shall provide the Services for the period commencing on August 16<sup>th</sup>, 2021, and this Agreement shall remain in effect for an “Initial Term” ending on December 31, 2022, with four (4) additional 1-year “Extension Terms” as approved by the Board. Should the Board fail to act on any Extension Term by September 30 of any year preceding the commencement of an Extension Term, that Extension Term shall be deemed approved so long as Contractor has provided a report on its accomplishments (further described in section 6 of the Scope of Services - Exhibit A) no later than August 30.

After the Initial Term and all Extension Terms, services shall be provided on month-to-month basis. Under no circumstances shall the term of this Agreement exceed the term of the City Agreement.

(b) Termination for Cause. At any time, TAVA or the Contractor may provide to the other written notice of termination of this Agreement for cause, based on a material breach of the terms of the Agreement, and unless the breach is cured within 60 days of such notice of termination for cause, this Agreement will terminate immediately upon the expiration of the 60-day cure period.

Termination for Convenience. Notwithstanding the foregoing, either party may terminate this Agreement at any time upon ninety (90) days’ prior written notice to the other during the Initial Term and any Extension Terms. Termination following the Initial Term and all Extension Terms shall require 30-days’ notice by either party. In the event of such termination for convenience, Contractor shall be paid for any

WHERE CULTURE & COMMUNITY MEET

**DOWNTOWN CHULA VISTA ASSOCIATION**

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1:26 PM

03/02/23

Cash Basis

**Third Avenue Village Association**  
**2023 Profit & Loss Budget Performance**

February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
Landscaping Contracted Services	240.00	833.00	240.00	1,670.00	10,000.00
Maintenance Services					
Auto					
Fuel	0.00	300.00	124.33	600.00	3,600.00
Maintenance & Service	0.00	33.00	69.45	70.00	400.00
Total Auto	0.00	333.00	193.78	670.00	4,000.00
Total Maintenance Services	0.00	333.00	193.78	670.00	4,000.00
Maintenance Supplies	2,294.12	1,250.00	5,271.53	2,500.00	15,000.00
Nursery Supplies & Equipment	0.00	500.00	2,398.12	1,000.00	6,000.00
Sidewalk Pressure Washing	0.00	3,333.00	8,210.00	6,670.00	40,000.00
Uniforms	0.00	125.00	0.00	250.00	1,500.00
Total CIVIL SIDEWALKS	17,795.48	21,540.66	46,298.12	43,093.40	258,500.00
Unallocated	0.00	0.00	0.00	22,614.26	22,614.26
Uncategorized Expenses	15.92		15.92		
Total Expense	63,831.33	65,828.82	127,731.20	154,331.06	812,524.26
Net Ordinary Income	36,478.76	-18,062.85	214,066.57	180,533.50	0.00
Net Income	<b>36,478.76</b>	<b>-18,062.85</b>	<b>214,066.57</b>	<b>180,533.50</b>	<b>0.00</b>