

**Seascape Village Owners Association  
General Session  
April 20, 2016  
Association Clubhouse**

**Attendance**

Board of Directors

Bill Grey, President  
Nadine Cohen, Vice President  
Hugh Bassett, Member at Large  
Neila Burns, Treasurer

Absent:

Tom Polinko, Member at Large

Management/Other

Sheryl Sharp, Curtis Management Company  
Jenna Campbell, Recording Secretary

**Call to Order**

The meeting was called to order at 6:05 p.m.

**Executive Session**

The following was discussed during the Executive Session Meeting, including: approval of meeting minutes, delinquencies, legal matters, and member discipline.

**Homeowners Forum**

Ten (10) homeowners were in attendance.

**Minutes**

The Board \*MSUA (Grey, Burns) the General Session Meeting Minutes from the March 16, 2016 meeting. (4/0)

**Financial**

N. Burns provided an overview of the Association's current financial standings.

The Board reviewed the March 2016 financial statement.

The Board \*MSUA (Burns, Grey) the financial statements for the period ending March 2016, subject to year-end audit. (5/0)

**Investments**

No investment recommendations were provided by Wells Fargo.

**Delinquency**

The Board reviewed the delinquency list. No action.

**Committee Reports**

Architectural

Committee chair reported on the eight (8) pending architectural requests.

Landscape

Committee chair reported the following:

\*MSUA = Motioned, Seconded, Unanimously Approved

The landscape crew in the past has trimmed hedges, especially those next to fences to the top header. During the past several months due to the drought and in order for the plants to not go into stress we have trimmed very little. Also, as a result of this the hedges flowered more this spring.

We must continue this practice of minimal trimming, but it has generated some complaints from residents. Survival of the plants is the issue that committee chair has conveyed to the few individuals that wanted more trimming. The drought has been one of the worst on record and the El Nino prediction did not come to fruition in Southern California.

We therefore continue to be under the South Coast Water District restriction of irrigating our 22 acres of landscape, only once per week on Wednesdays for a total of 10 minutes.

We will continue to be coordinating all landscape maintenance and irrigation closely with South Coast Gardening so as to continue landscape preservation of existing plants as has been done in the past with the drought.

#### Maintenance

Committee chair reported on the ongoing concrete repairs.

#### Pools

Committee chair reported that all three (3) pools are now heated. The pool vendor is testing the water daily. A few vandalism incidents have occurred in the bathroom, hence why the security guard is now locking the bathrooms at night.

#### Presidents Report/Community Projects

B. Grey reported on the upcoming election in October, there will be two (2) seats available on the Board. He further reported/discussed wood replacement, the upcoming town hall meeting, and the Del Rey Project.

#### Traffic

B. Grey reported that there was one (1) tow.

#### **Correspondence**

The Board reviewed the work order log, violation log, and correspondence sent/received since the last meeting.

#### **New Business**

##### Blue Balance Pool Proposal

The Board \*MSUA (Grey, Cohen) the proposal (estimate #120) in the amount of \$670.21. (4/0)

##### James LaFave Proposals

The Board \*MSUA (Grey, Cohen) approved the following proposals: (4/0)

1. Patio cover restoration at pool #1 amounting \$3,950.00.
2. Patio cover restoration at pool #2 amounting \$3,450.00.
3. Prep gates with naval jelly, wash, sand, and paint amounting \$500.

##### 2015 Year-End Audit Journal Entries

The Board \*MSUA (Burns, Cohen) the recommended journal entries.

\*MSUA = Motioned, Seconded, Unanimously Approved

RDA Reserve Study Proposal

The Board \*MSUA (Burns, Cohen) the proposal without the field inspection in the amount of \$725.00.  
(4/0)

Webmaster Proposed Increase

The Board reviewed the proposed increase – will look for other vendors to manage website.

South Coast Water District Letter

The Board reviewed the letter. Management to forward PDF to website coordinator to post to website.

**Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, May 25, 2016.

**Adjournment**

The meeting adjourned at 7:25 p.m.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Seascape Village Owners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.*

Respectfully Submitted:

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Jenna Campbell, RS

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Board Signature