

**Seascape Village Owners Association
General Session
May 25, 2016
Association Clubhouse**

Attendance

Board of Directors

Bill Grey, President; Nadine Cohen, Vice President; Neila Burns, Treasurer; Tom Polinko, Secretary; Hugh Bassett, Member at Large

Management/Other

Sheryl Sharp, Curtis Management Company
Shanna Whitney, Recording Secretary

Call to Order

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

Executive Session

President Grey informed the membership that the following topics were discussed at the prior Executive Session Meeting: approval of meeting minutes, held show cause hearing, legal matters and the review of delinquencies.

Homeowners Forum

Fifteen (15) homeowners were in attendance.

Committee Reports

Welcoming Committee

A representative from the Committee reported on their efforts to welcome new residents to the community.

Minutes

The Board *MSUA (Cohen, Burns) the General Session Meeting Minutes from the April 20, 2016 meeting, as submitted. (5/0)

Financial

Treasurer N. Burns provided an overview of the Associations financial standings.

The Board reviewed and *MSUA (Cohen, Bassett) the April 2016 financial statement, subject to year-end audit. (5/0)

Investments

Treasurer N. Burns provided an overview of the Associations current financial standings.

Delinquency

No action was required.

Committee Reports (Cont.)

Architectural Report

Director T. Polinko reported that there are pending architectural requests.

Landscape

The committee chair reported the following:

1. The landscape crew is performing maintenance of the Halcon Loop and will then progress to the Flamenco Loop. The crew has trimmed and raised the lower branches of new grow from the street tree pear trees for pedestrian and vehicular clearance. The crew removed 3 dead trees, 1 from the Gallita Loop and 2 from the Flamenco Loop. The death of the trees was caused by the multiple years of the drought.
2. Irrigation of all landscape areas continues to be limited to one day per week based on the mandate of the South Coast Water District since there has not been significant rain this past fall, winter, or spring. If the drought continues plants will continue to be in stress and die. Plant replacements of dead shrubs, groundcover, and lawns

*MSUA Motioned, Seconded & Unanimously Approved.

*MSUD Motioned, Seconded & Unanimously Declined.

*MSA Motioned, Seconded & Approved.

*MSD Motioned, Seconded & Declined.

cannot occur presently because of the limited irrigation restrictions. Residents should be reminded that irrigation within their property should be limited in order to conserve water for the entire Village allotment that is monitored by the Water District.

3. Inspections will be made of unauthorized lighting that is currently located in Common Area lawn areas that are a problem with ongoing landscape maintenance. Violation letters will be sent out to have residents remove them.

4. There is No new information, nor any more significant decline to report on the fungus that is causing damage to the Red Apple Ice Plant. This species of ice plant is very prevalent throughout the Village. The fungus was first noted in San Diego County last summer. The ice plant species is not what is growing on the Camino Mira Costa slope, but in other areas. The name of the fungus is Downy Mildew and is untreatable at this time. Symptoms include general decline, defoliation, and rotting of the stems of the plant. Replanting of the Red Apple is not recommended at this time and the condition of this species will continue to be monitored and hopefully recommendations from the landscape industry will be forthcoming.

5. The Landscape Committee reviewed and submitted a written report, at the request of President Bill Grey regarding a request by the Ocean Del Rey Estates to remove several Village trees located along the eastern property line adjacent to the new development.

President Grey reported on the status of the Del Rey Project agreement.

Maintenance Report

The committee chair provided an overview of current maintenance projects including: ongoing concrete repairs and the wood repair status.

Pools

The Committee chair reported the following:

Pool #2 was invaded on with ducks and has been remedied, maintenance issues with the jacuzzi and pool filter and temporary closures due to construction.

President's Report

President Grey reported that the upcoming election in October, there would be two (2) seats available on the Board. He further reported on the landscape architect presentation that was held since the last meeting and that the community turn out was good.

Traffic

President provided an overview of parking violations of the community that included sixteen (16) citations and one (1) tow.

Correspondence

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

The Board reviewed correspondence in regards to requesting the Association to maintain the rose bushes that were planted by the owner. The Board instructed Management that as the owner planted the rose bushes, it is their responsibility to continue the maintenance or the roses may be removed.

The Board reviewed correspondence in regards to stucco maintenance. The Board reiterates the correspondence from Management that stated the stucco is the responsibility of the owner to maintain.

The Board reviewed correspondence in regards to concrete crack reports. The Maintenance committee will review.

*MSUA Motioned, Seconded & Unanimously Approved.

*MSUD Motioned, Seconded & Unanimously Declined.

*MSA Motioned, Seconded & Approved.

*MSD Motioned, Seconded & Declined.

Old Business

Master Landscape Plan

No action at this time.

Wood Repair

The Board reviewed the concrete inspection report.

Concrete Repair/Replacement

The Board reviewed the concrete inspection report.

Web Master Proposed Increase

The Board reviewed correspondence and announced that they will be accepting recommendations.

New Business

Blue Balance Pool Proposal

The Board *MSUA (Grey, Cohen) to ratify the approval of the Blue Balance estimate #151 for removal and replacement of a filter and valve stem at a total cost of \$1283.99. (5/0)

James LaFave

The Board *MSUA (Grey, Burns) to ratify the proposals to repair the patio covers at a cost of a total of \$1,700.00 (\$500.00 for pool #1 and additional \$1,200.00 for pool #2). (5/0)

Annual Garage Sale

The Board announced that the Annual Garage Sale would be held Saturday, September 17, 2016.

Soto Arborist Report

The Board reviewed the recommendations for tree replacement.

Patrol Masters

The Board reviewed the letter from Patrol Masters of contract increase. The Board *MSUA (Grey, Cohen) the Patrol Masters contract rate increase as submitted. (5/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, June 22, 2016.

Adjournment

The meeting adjourned at 7:11 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:

Shanna Whitney, RS

Board Signature

*MSUA Motioned, Seconded & Unanimously Approved.
*MSUD Motioned, Seconded & Unanimously Declined.

*MSA Motioned, Seconded & Approved.
*MSD Motioned, Seconded & Declined.