

**Seascape Village Owners Association
General Session
June 22, 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 6:07 p.m.

Executive Session

The following was discussed during the Executive Session Meeting, including: approval of meeting minutes, delinquencies, legal matters, 3rd party contracts, and member discipline.

Homeowners Forum

Approximately twenty-five (25) homeowners were in attendance.

Minutes

The Board *MSUA (Grey, Burns) the General Session Meeting Minutes from the May 25, 2016 meeting. (4/0)

Financial

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

The Board reviewed the May 2016 financial statement.

The Board *MSUA (Burns, Grey) the financial statement for the period ending May 2016, subject to year-end review. (4/0)

Investments

The Board reviewed the investment recommendations from Wells Fargo.

The Board *MSUA (Burns, Cohen) to invest in 30 day CD's in order to establish quarterly CD's.

Delinquency

The Board reviewed the delinquency list. No action.

Committee Reports

Architectural

No pending architectural requests.

*MSUA = Motioned, Seconded, Unanimously Approved

Landscape

Committee chair reported the following:

The landscape crew is performing maintenance of the Flamenco Loop and will then progress to the Mira Costa slope and the Gallita Loop.

Irrigation of all landscape areas continues to be limited to one day per week based on the mandate of the South Coast Water District. As the drought continues plants will continue to be in stress and die. Plant replacements of dead shrubs, groundcover, and lawns 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 closely by the Water District.

Inspections were recently performed by the three (3) members of the Landscape Committee throughout the Village. Violation letters were mailed out for owners to correct violations.

There is no new information, nor any additional decline to report on the fungus that has caused damage to the Red Apple Ice Plant in the Village. The groundcover plant appears to be recovering slowly from the fungus. The upcoming warmer summer weather should further reduce the fungus problem.

The Landscape Committee continued to review, at the request of President Bill Grey, a request by the Ocean Del Rey Estates to remove several Village trees and shrubs located along the eastern property line adjacent to the new development. The developer has proposed that new replacement plantings be made for screening. More discussion with the developer will occur before finalizing a planting plan.

Maintenance

Committee chair reported on the ongoing concrete repairs.

Pools

Committee chair reported pool #2 will eventually need a new heater and filter. Committee chair further reported that security has been checking the pool area after hours for unwanted visitors.

Presidents Report/Community Projects

B. Grey requested that volunteers assist with organization of the Christmas decorations. Some existing decorations may have run their course, and new decorations may want to be purchased for the coming years.

Traffic

B. Grey discussed parking permits/parking rules.

Correspondence

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

New Business

South Coast Water District Letter

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

2016-2017 Insurance Renewal

The Board reviewed the insurance renewal from LaBarre/Oksnee Insurance.

*MSUA = Motioned, Seconded, Unanimously Approved

The Board *MSUA (Grey, Cohen) the proposal with a total annual premium of \$125,519. (4/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, July 27, 2016.

Adjournment

The meeting adjourned at 7:30 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Seascapes 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:

Jenna Campbell, RS

Board Signature