

**Seascape Village Owners Association
General Session Meeting Minutes
October 18, 2017
Association Clubhouse**

Board Members Present: David Ray, President; Mariam Azadian, Vice President; Martha Lester, Treasurer; Paul Delaney, Secretary; Vacant, Director at Large

Not Present: Lisa Passarelli; Director at Large Appointed at 6:32 pm.

Also Present: Sheryl Sharp, Curtis Management Company and Shanna Whitney, Recording Secretary

Call to Order

The meeting was called to order at 6:30 p.m.

Announcement of Election Results

The following are the results of the prior Annual Election results:

Paul Delaney received 151 votes. (Elected)

Martha Lester received 90 votes. (Elected)

David Ray received 98 votes. (Elected)

Lisa Passarelli received 85 votes. (Not Elected)

Officer Appointments

The Board *MSA (Lester, Azadian) to appoint Lisa Passarelli to serve as a member of the Board in order to fill the vacancy for a one (1) year term. (3/1 Delaney Opposed)

Executive Session

President Ray informed the membership that there was not an ExecutiveSession Meeting prior to the General Session in lieu of the Annual Election.

Homeowners Forum

Seventeen (17) homeowners were present.

Minutes

The Board *MSUA (Ray, Azadian) the General Session Meeting Minutes from September 20, 2017, as submitted. (4/0)

Financial

Management provided an overview of the Association's current financial.

The Board reviewed and *MSUA (Delaney, Lester) the August 2017 financial statement, subject to year-end CPA review. (4/0)

Delinquency

No action was needed.

Committee Reports

Architectural Report

Committee Chair provided a report of recent architectural applications.

The Committee requested direction from the Board in regards to the following Architectural Applications:

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

#5899-The Board tabled this item as they would like to review additional details in regards to the request to install a front door with a steel door.

#5705-The Board *MSUA to accept a 5x7 section of the patio cover to be solid, as a combination of the section and the slatted section will be considered as a partial patio cover. (4/0)

The Committee Chair made a recommendation of appointing an additional member to fill the vacancy as created by P. Delaney being elected to serve on the Board.

Landscape Report

Board members announce the intention to trim or remove select trees and the potential of having multiple Board members and the Landscape Committee review the property at a future time.

Maintenance Report

The Board President provided an overview of recent maintenance items including repainting of wood, the Del Ray project wall, asphalt repairs and review for ranking purposes.

Pools

The Board Liaison provided an overview of the recent maintenance of pool components.

The Board instructed that the pool heater in pool #2 and #3, be turned off beginning October 1, 2017.

Presidents Report

No report was provided.

Traffic

No report was provided. Board President requested the post orders be placed on the next agenda.

Social/Welcome Committee

The Committee representative provided an overview of the upcoming social event.

Old Business

Concrete Repair/Replacement

An update was provided during the Maintenance Committee Report.

Ocean Del Rey Estates

No update was provided.

Painting Project

An update was provided on the current painting project.

Dethatching of Lawns

An update was provided of the options presented by the landscaping contractor in regards to the lawn.

Draining/re-filling or R.O Filtering of the Pools

The results of the water testing of the pool and the recommendation to have the water changed were provided.

Approved 2018 Budget

The Board reviewed the previously approved budget and *MSUA (Delaney, Azadian) to amend the previously approved January 1, 2018-December 31, 2018 budget to include a \$5.00 increase per unit/month. \$3.00 per/unit/month will be added to the budget line item "legal" (4/0)

New Business

Clubhouse Hot Water Heater

The Board *MSUA (Ray, Delany) to allow the replacement of a water heater in the cost not to exceed \$1,500.00 (4/0)

Tree Trimming

An update was provided during the Landscape Committee Report.

Draining/Re-filling the Spa

A quote will be provided for maintenance items relating to the spa.

Education for Board Members

The Board *MSUA (Ray, Azadian) to approve the expenditure of \$295.00 for the membership of CAI, on a yearly basis. (4/0)

Annual Calendar

The Board reviewed the Annual Calendar. No action was needed.

Property Information Sheet

The Board reviewed the provided property information sheet.

Replace Stair Hand Railing

Tabled for additional bids.

Rooflife Preventative Roof Maintenance Proposal

Tabled for additional bids.

Emergency Business

SDGE Irrigation Pedestal

The Board *MSUA (Ray, Delaney) the repair of the SDGE Pedestal located at 3294 Paseo Gallita, that controls the irrigation, not to exceed \$3,000.00. (4/0)

Correspondence

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

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, November 7, 2017, at the Clubhouse.

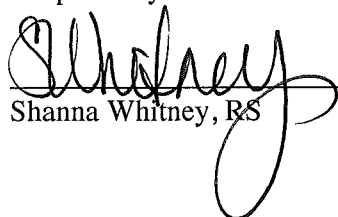
Adjournment

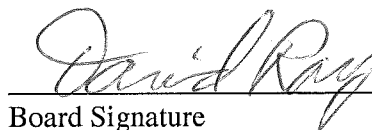
The meeting adjourned at 9:12 p.m.

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