

**Seascape Village Owners Association
General Session Meeting Minutes
December 5, 2017
Association Clubhouse**

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

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

Call to Order

The meeting was called to order at 5:07 p.m.

Executive Session

President Ray informed the membership a summary of the most recent Executive Session Meeting which included: review of the meeting minutes and legal matters.

Homeowners Forum

Eight (8) homeowners were present. The Board president announced to the membership that attendance at a Board of Directors meeting is only available to Owners in accordance with the Bylaws and confirmation from legal counsel.

The Board requested a legal opinion be obtained in regards to camera/video surveillance.

Minutes

The Board *MSUA (Delaney, Passarelli) the General Session Meeting Minutes from November 15, 2017, as corrected. (5/0)

Old Business

SDGE Pedestal

The Board *MSUA (Delaney, Lester) the James LaFave proposal to replace the SDGE Pedestal at a cost of \$3900.00. (5/0)

Concrete Repair/Replacement

Discussion was held upon review of the obtained ratings. No action was taken.

Ocean Del Rey Estates

No update was provided at this time.

Draining/ ReFilling or R.O. Filtering of the Pools

President Ray provided a comparison sheet of the options. The Board *MSUA (Ray, Delaney) to approve the draining and refilling, at a cost not to exceed \$2500.00. (5/0)

Replace Stair Hand Railing

The Board reviewed the provided bids and tabled the item for a third additional bid to be obtained.

Pear Tree

The Board reviewed and tabled the RPW Services, Inc. proposal to treat the pear trees for further information to be obtained by an owner.

New Business

Committee Appointments

The Board reviewed and *MSUA (Ray, Delaney) the following Committee Members and Board Liaisons, to serve as listed below: (5/0)

Landscape Committee

Martha Lester (Board Liaison), Michael Steinmetz (Chair), Jean Ruiz, Mary Jensen and Connie Weingart.

Architectural Committee

Paul Delaney (Board Liaison), Mary Moore (Chair) and Deborah Helfer.

Social Committee

Lisa Passarelli (Board Liaison), Donna Ferguson (Chair), Maria Silva, Elaine Morse and Tina Cuthbertson.

Landscape Proposals

The Board reviewed and *MSUA (Ray, Delaney) the South Coast Gardening proposal dated November 13, 2017 to clean up behind 3371 and 3373 Paseo Halcon, Option #2 for a total cost of \$2300.00 (5/0)

Section #1 Gallita Loop

The Board reviewed and *MSUA (Ray, Delaney) the cost estimate provided by Martha Lester titled “per my conversation with Phil on December 4” for South Coast Gardening to perform over seeding and irrigation modifications to the loop seeding, with labor provided in the monthly service fee and for a total cost not to exceed \$10,000.00. (5/0)

CPA Proposal for Year End Review and Tax Returns

The Board *MSUA (Ray, Delaney) the Beck and Co. proposal for a total cost of \$1,150.00. (5/0)

3366 Paseo Halcon Walkway

The Board *MSUA (Ray, Delaney) the provided bid by James La Fave to create a curb that will include two (2) small areas for water to drain, at a total cost of \$1,200.00. (5/0)

Residents Holiday and Other Items in Common Area

The Board reviewed and *MSUA (Ray, Delaney) to approve the distribution of the notice, as provided. (5/0)

Bird Feeders/Waterers and Feeding of Wild Animals

The Board held discussion and will be placing the reminder in the next upcoming newsletter.

Next Meeting

The next General Session Board Meeting is scheduled for Tuesday, January 9, 2018, at the Clubhouse.

Adjournment

The meeting adjourned at 6:27 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