

**Seascape Village Owners Association  
General Session Meeting Minutes  
April 18, 2018  
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 6:12 p.m.

**Executive Session**

President Ray informed the membership a summary of the most recent Executive Session Meeting which included: legal matters, delinquencies, rule enforcement discussion, member discipline and read aloud a draft parking rules and regulations that is being reviewed by the Board. The Board will be reconvening Executive Session

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.

**Homeowners Forum**

Nineteen (19) homeowners were present. The homeowners were afforded an opportunity to address the Board with questions and comments in regards to the day-to-day operations of the Association.

**Minutes**

The Board reviewed and \*MSUA (Lester, Delaney) the March 21, 2018 minutes, as submitted. (5/0)

**Financials**

The Board \*MSUA (Delaney, Lester) the financial statement ending March 2018 subject to year-end review. (5/0)

**Investments**

The Board reviewed the provided overview of investments.

**Delinquency**

The Board \*MSUA (Delaney, Lester) to record a lien on account #00134-1. (5/0)

**Committee Reports**

Architectural Report

Committee Chair was present and provided a report of recent architectural applications.

Landscape Report

Committee Chair was present and provided a report of recent meeting and progress on major projects. It was also reported that the Committee has been making decisions in regards to landscaping and hope that the Board is supportive. Additional details were presented regards to comparisons in landscape maintenance vendors and the recommendation of changing vendors.

Pool Report

The Board Liaison provided an overview of the recent maintenance. The Flamenco pool has been heated and the Gallita pool is still being affected by ducks and this has caused a delay in the heating of the pool.

President Report

No report was provided.

### Traffic

The Board Liaison provided an overview of recent parking and traffic items. Recent tows have occurred and two will be reimbursed as they were incorrect.

### Social/Welcome Committee

The Committee representative provided an overview of the upcoming social event. The next scheduled event is to be held on May 19, 2018. Cards will not be held on April 14, 2018.

### **Old Business**

#### Concrete Repair/Replacement

No action at this time as reports are in progress of being requested. The membership was informed that a preliminary evaluation was completed, however a contractor is completing an inspection as well.

#### Ocean Del Rey Estates

No update was provided at this time.

#### Painting Project

The project was completed this week.

#### Replace Stair Hand Railing

The Board reviewed the provided bids and \*MSUA (Passarelli, Azadian) James LaFave to complete the installation of a stainless-steel handrail located at the Clubhouse/Tennis courts for a total cost of \$9,240.00. (5/0)

#### 3248 Paseo Gallita (Walkway Railing)

The Board \*MSUA (Delaney, Lester) to have a wood railing to replace the wrought iron railing. Bids will be obtained for review. (5/0)

#### Solar Panel Installation

Tabled at this time.

#### Algae Removal from Common Area Sidewalk

The item has dissipated and no longer needs to be addressed.

#### Signs by Creations Unlimited

The Board \*MSUA (Ray, Passarelli) the Creations Unlimited proposal for (6) no parking, (2) no skateboarding and (8) mounting brackets, with installation, for a total cost of \$642.40. (5/0)

#### Architectural Guidelines

Tabled at this time.

### **New Business**

#### Landscape Service Contractor Proposals

This item is tabled at this time for additional review.

#### Tree Trimming Proposals

The Board \*MSUA (Passarelli, Lester) the Modern Horticulture Services proposal #13668 for tree trimming, for a total cost of \$2,800.00 coded to GL: 3197. (5/0)

The Board \*MSUA (Passarelli, Lester) the Modern Horticulture Services proposal #13283 for tree removals, for a total cost of \$4,355.00 coded to GL: 3197. (5/0)

The Board \*MSUA (Passarelli, Lester) South Coast Gardening proposal dated February 22, 2018 for landscaping removal and replanting located at 309 Via Pato, for a cost of \$3,397.00, with a lower cost by \$300.00 for using existing maintenance crew for the project. To be coded to GL: 3120. (5/0)

#### Parking Rules

The Board will be holding additional discussion with legal regarding revising the draft. No action at this time.

#### Patrol Masters Client Orders

Tabled at this time.

#### Pool Monitor

Discussion was held. Additional bids will be obtained.

#### RDA Reserve Study

The Board \*MSUA the RDA proposal dated April 4, 2018, without field inspection for a total cost of \$725.00. (5/0)

#### 3296 Gallita Wood Repair

The Board \*MSUA (Ray, Lester) to complete the wood repairs, for a total not to exceed \$2000.00 (5/0)

#### Workers Comp Renewal

The Board \*MSUA the renewal of workers comp.

#### 3494 Paseo Flamenco Front Door

Request a new application be submitted including full details as to the finish for refinishing the existing door with a wood grain finish with specification as to what it is going to be painted with.

#### Emergency Business

None at this time.

#### **Correspondence**

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

The Board reviewed correspondence from the owner of 3468 Paseo Flamenco. The Board \*MSUA (Passarelli, Delaney) to approve the homeowners request for reimbursement of a total of \$525.00 due to the special circumstances leading up to the repairs in the living room ceiling due to a reoccurring roof leak.

#### **Next Meeting**

The next General Session Board Meeting is scheduled for Wednesday, May 16, 2018, at the Clubhouse.

#### **Adjournment**

The meeting adjourned at 8:39 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