

**Seascape Village Owners Association
General Session Meeting Minutes
May 16, 2018
Association Clubhouse**

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

Not Present:

One (1) Vacancy

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 of a summary of the most recent Executive Session Meeting which included: meeting with the Owner of South Coast Gardening, meeting minutes, Ocean Del Rey, legal matters, delinquencies, rule enforcement discussion, and member discipline. 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.

President's Report

The Board President reported on the following: Clarifications on the announcement of the prior Special Meeting/General Session meeting. It was stated that the agendas were posted for the membership correctly per the bylaws, however he had failed to email the fellow Board members notice that business would be voted on in general session. Due to this he proposed that business voted on at that April 30, 2018 meeting be rescinded and that the items would be voted on again at the current meeting.

Homeowners Forum

Forty (40) 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.

Vacant Board Position

The Board President announced that Director Martha Lester had resigned.

The Board held discussion and ***MSUA** Paul Delaney to serve as the Secretary/Treasurer of the Board. (3/0 1-Delaney Abstain)

Minutes

The Board reviewed and ***MSUA** (Delaney, Ray) the April 18, 2018 minutes, as submitted. (4/0)

The Board reviewed and ***MSUA** (Delaney, Passarelli) the April 30, 2018 minutes, as submitted. (4/0)

Financials

The Board ***MSUA** (Ray, Delaney) the financial statement ending April 2018 subject to year-end review. (4/0)

Investments

The Board reviewed the provided schedule of investments.

Delinquency

No action needed at this time.

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.

The following was reported:

Three (3) trees will be bought and planted next week. The tarp on Mira Costa slope will be removed, landscape treatment is needed and tree removals are being reviewed. Positive feedback was received in regards to the most recent tree removals.

Pool Report

The Board Liaison provided an overview of the recent maintenance and announced that the pools are all now being heated.

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 Committee

The Committee representative provided an overview of the upcoming social event. The next scheduled event the Spring Fling, is to be held on May 19, 2018.

Old Business

Concrete Repair/Replacement

No action at this time as reports are in progress of being submitted.

Ocean Del Rey Estates

The Board President stated that when the Board has something to present to the membership that it will be provided.

Painting Project

The project was completed and inspection was signed off. The Patio Cover inspections are in progress.

Patrol Masters Extra Patrols for Pool Use

The Board *MSUA (Ray, Delaney) a not to exceed cost of \$1000.00, for additional inspections for the season June through July. (4/0)

Solar Panel Installation

Tabled at this time.

Landscape Services

Specifications for RFP

The Board *MSUA (Ray/Delaney) to ask the landscape committee to develop specifications and a scope of work in order for Management to obtain landscape contractor proposals for the Board to review and execute. (4/0)

Questionnaire for Homeowner Input

The Board *MSUA (Ray/Passerelli) to send a questionnaire to all owners to see if they are happy with the current landscape contractor or want to change once the proposals have been received and reviewed by the Board and have Management draft the questionnaire for Board review prior to distribution. (4/0)

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

Town Hall Meeting for Homeowner Input

The Board *MSUA (Ray/Delaney) that in addition to the mailing, a Town Hall Meeting will be held on a Saturday, date to be determined, for owner input in considering the change in landscape contractor. (4/0)

Pursue and Vote on New Landscaping Companies

The Board *MSUA (Ray, Passerelli) to have Management send out requests for proposals from all landscaping companies upon Board approval of the specifications requested from the landscape committee. (4/0)

Request South Coast Gardening (SCG) to Rebid their Old Contract

Covered under *Pursue and Vote on New Landscaping Companies* above.

Parking Rules

The Board President provided an overview of the legal opinion sought in regards to the Draft Parking Rules and Regulations. The Board *MSA (Ray, Delaney) the Draft Parking Rules and Regulations as presented to be mailed to all owners and tenants. (3/1 Azadian Opposed)

3296 Gallita Wood Repair

The Board revisited and *MSUA (Ray, Delaney) the modified bid for wood repairs located at 3296 Paseo Gallita, at a cost not to exceed \$3550.00. (4/0)

3494 Paseo Flamenco Front Door

No action at this time.

3248 Paseo Gallita Railing

Additional bids are in progress of being obtained.

New Business

Pool Shower Meter Shutoff

The Board tabled this item for additional review.

Planter by the Spa

The Board tabled this item for additional review.

South Coast Gardening Addendum

The Board reviewed the provided documentation reflecting the authorization to remove fertilization from the existing contract in 2009.

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.

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, June 20, 2018, at the Clubhouse.

Adjournment

The meeting adjourned at 8:19 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

*MSUA: Motioned, Seconded & Unanimously Approved.

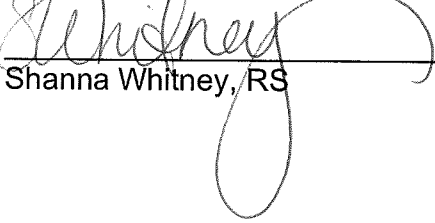
*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

This is to certify that Seascope 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