

**Seascape Village Owners Association
General Session Meeting Minutes
June 18, 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.

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.

Executive Session

President Ray informed the membership of a summary of the most recent Executive Session Meeting which included: Approval of meeting minutes, review of concrete evaluations, delinquencies, legal matters, Ocean Del Rey estates, architectural guidelines and potential updates, discussion on solar policies, legal opinion on video cameras, and member discipline.

President's Report

The Board President reported on the following: working on getting pool monitoring into place and informing the membership.

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.

Vacant Board Position

The Board reviewed correspondence in regards to a three (3) members interest in filling the vacancy for the Board.

A motion was made by Paul Delaney and seconded by David Ray to appoint Carolyn Novotny to fill the vacancy. The motion did not carry and therefor the motion dies.

A motion was made by Lisa Pasarelli and seconded by Mariam Azadian to appoint Connie Weingart to fill the vacancy. The motion did not carry and therefor the motion dies.

A motion was made by Lisa Pasarelli and seconded by Mariam Azadian to appoint Adrian Crook to fill the vacancy. The motion did not carry and therefor the motion dies.

Minutes

The Board reviewed and *MSUA (Delaney, Passarelli) the May 16, 2018 minutes, as amended. (President's Report-replace the word "not") submitted. (4/0)

Pool Monitoring

The Board *MSUA (Ray, Delaney) to adjust the previous extension of for normal patrol cost, not to exceed \$2,500.00 for the additional inspections for the season of July through Labor Day weekend. (4/0)

Financials

*MSUA: Motioned, Seconded & Unanimously Approved.

*MSA: Motioned, Seconded & Approved.

*MSUD: Motioned, Seconded & Unanimously Declined.

*MSD: Motioned, Seconded & Declined.

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

Investments

The Treasure reported that investments will be the rolled over as they mature. The Board reviewed the provided schedule of investments.

Delinquency

The Board *MSA (Delaney, Ray) to file a lien on account #00016-2. (3/1 Passerelli Opposed)

Committee Reports

Architectural Report

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

#6586

The Board *MSD (Ray, Delaney) the application as the proposed change does not conform with the actual work performed. (3/1 Passerelli Opposed)

#6598

The Board *MSUA (Ray, Delaney) the application pending the verbiage and liability waivers are received by Legal Council. (4/0)

#6629

The Board *MSUD (Delaney, Ray) the application as the Board is not able to grant common area for exclusive use. (4/0)

Landscape Report

Committee Chair was present and provided a report of recent meeting and progress on major projects. The following was reported: Two (2) new members for landscape members pending Board approval, fertilization to refurbish Red Apple and a request for more hour to trim/remove additional Eucalyptus trees.

Maintenance

The President reported that a few globe lights were not working, however a list of controls has been made.

Pool Report

The Board Liaison provided an overview of the recent maintenance.

Pool #2

The Board reviewed and *MSUA (Ray, Delaney) the Blue Balance proposal to replace the heater, for a total cost of \$3,776.00. (4/0)

Traffic

The Board Liaison provided an overview of recent parking and traffic items.

Social Committee

The Committee representative provided an overview of the prior event.

Old Business

Concrete Repair/Replacement

The Board *MSUA (Ray, Delaney) BPR inc. for trip hazard removals with a cost not to exceed \$16,000.00. (4/0)

Ocean Del Rey Estates

No action at this time.

Parking Rules Clarification

The President provided an overview of the responses received from the distribution. An additional clarification is intended to be released.

Landscape Services Specifications for RFP

The Board tabled review of the provided documentation and requested a revision of a clear specification/scope of work, not based on any current or obtained contracts, in order to present a request for proposal to any vendor.

The Board is in consensus to hold a special meeting open to the membership, between the Board and Landscape Committee for July 11, 2018 at 2:00pm, with Management present.

Board and Landscape Committee to Approve Comparison Chart

Tabled at this time.

3296 Paseo Gallita Wood Repair

The Board *MSUA (Ray, Delaney) James LaFave to complete termite repairs and mold replacement for a total cost of \$3,550.00. (4/0)

3248 Paseo Gallita Railing

The Board *MSUA (Delaney, Ray) James LaFave to complete remove the steel railing and replace it with a red wood system, for a total cost of \$3,450.00. (4/0)

Pool Shower Meter Shutoff

Tabled at this time as the plumber will be asked to advise.

Proposal for Planter by the Spa

No action at this time as pending an additional bid.

Monument Signs

The Board reviewed the provided renderings.

New Business

Board Member Liaison to the Landscape Committee

The Board appoints Mariam Azadian *MSUA (Passerelli, Delaney) to serve as the Board Liaison. (4/0)

Appoint Landscape Committee Member

The Board *MSUA (Passerelli, Ray) Kurt Seidel and Donna Ferguson to serve on the Landscaping Committee. (4/0)

3232 Paseo Gallita

The Board *MSUA (Delaney, Ray) is requesting that the Soils Engineer visit the property to survey the slope and help evaluate whether it is the soil causing the patio separation. (4/0)

Tree Trimming

The Board *MSUA (Delaney, Ray) to allow Modern Horticulture to address the Eucalyptus trees for two (2) days, for a total not to exceed \$5,600.00. (4/0)

South Coast Gardening Proposal

The Board *MSUA (Delaney, Ray) the South Coast Gardening proposal for fertilizer, for a total cost of \$1,413.90. (4/0)

South Coast Gardening Proposal

The Board *MSUA (Ray, Delaney) the South Coast Gardening proposal for selective herbicides, dated June 14, 2018, for a total of \$300.00. (4/0)

South Coast Gardening Proposal

The Board *MSUA (Ray, Delaney) the South Coast Gardening proposal for fertilizer on the Mira Costa Slope, for a total of \$377.00. (4/0)

James LaFave Proposal

Tabled at this time.

Concrete Specifications

The Board tabled this item at this time.

Pool Letter to Owners/Residents

The Board *MSUA (Ray, Delaney) to approve Management of the final letter to release to the membership, with the addition of the following items: ensure you are closing the gates and restroom and not allowing others into the pool. Additionally, to approve a special mailing by Management to the owners and tenants.

Pro-Tech

The Board *MSUA (Ray, Delaney) to approve the Pro-Tech Painting proposal for “1. Wood replacement of fascia and rafters (HOA responsibility) for a total cost of \$13,000.00 (4/0)

Insurance Renewal Proposals

The Board *MSUA (Delaney, Ray) the Harco National Insurance Company for a total cost of \$88,775.00. (4/0)

3524 Paseo Flamenco Wood Repair

The Board *MSUA (Delaney, Ray) to have Quality Care Termite and Pest Control for a total of 1,873.00 for the wood repairs and James LaFave to approve for prime and painting not to exceed \$1,627.00. (4/0)

Emergency Business

SDGE Pedestal

The Board *MSUA (Delaney, Ray) James LaFave to relocate the power lines as a part of the SDGE Pedestal repair, for a total cost of \$1,500.00. (4/0)

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, July 18, 2018, at the Clubhouse.

Adjournment

The meeting adjourned at 9:00 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 by: *Shanna Whitney, RS*

Board Signature