

**Seascape Village Owners Association  
General Session Meeting  
May 20, 2020  
Via Zoom Meeting**

**Board Members Present:** Paul Delaney President; Carolyn Novotny, Vice President; Neila Burns, Treasurer; Mike McAlister, Secretary

**Absent:**

Barry Daniel, Director at Large

**Also Present:**

Sheryl Sharp, Curtis Management Company

**Called to Order**

The meeting was called to order at 6:19 p.m.

**Executive Session**

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

**President's Report**

President Delaney reported on the COVID-19 requirements to reopen when it is allowed.

**Homeowners Forum**

Five (5) homeowners attended by Zoom.

**Minutes**

The Board \*MSUA (McAlister, Novotny) the April 15, 2020 minutes as submitted. **(5-0)**

**Treasurer's Report**

The Board \*MSUA (Burns, Delaney) the financial statement for April 2020 subject to year-end review. **(5-0)**

The Board \*MSUA (Burns, McAlister) the April bank statement and reconciliation. **(5-0)**

The Board \*MSUA (Burns, Novotny) the Board Resolution recital for the monthly transfers from the Association's operating and reserve accounts pursuant to civil code 5380(b)(6). **(5-0)**

**Delinquency**

No action required.

**Committee Reports**

**Architectural Committee**

Liaison Carolyn Novotny stated all applications were approved that were received in the Chairperson's absence.

**Landscape**

Mike McAlister reported the Mira Costa slope proposal was submitted by BrightView for consideration.

## **BrightView Proposal**

The Board \*MSUA (McAlister, Novotny) the BrightView Proposal #7216289 in the amount of \$3,697.65 and Proposal #7214521 in the amount of \$3,837.16. **(5-0)**

### Maintenance

Nothing to report.

### Pool

Nothing to report.

### Traffic

Nothing to report.

### Social Committee

Nothing to report.

## **Old Business:**

1) ODTRE – The Board President reviewed the two proposals to be considered for the replacement of the wall. The Board \*MSUA (McAlister, Novotny) to approve the proposal from James LaFave not to exceed \$150,000.00 plus the cost of irrigation with the contract to be prepared by legal counsel. **(5-0)**

2) Architectural Guidelines & Forms – Carolyn Novotny gave a report of the changes that are being proposed. The Board \*MSUA (Burns, Novotny) to approve the proposed revised Architectural Guidelines and to provide to legal counsel for review.. **(5-0)**

## **New Business**

1) COVID - 19 Amenities – President Delaney reported what the cost would be to open the main pool and tennis court when they are allowed to based on the proposal received from the patrol company which would equate to \$42.00 per unit per month. The Association is not legally allowed to open the amenities at this time.

2) James LaFave Proposal – The Board tabled the proposal from James LaFave to replace the walkway at 3374 Paseo Halcon for further investigation. **(5-0)**

The Board tabled the proposal from James LaFave for the wood replacement at the clubhouse pending a termite inspection.

3) Emergency Rule – No action required.

4) Landscape RFP – The Board \*MSUA (Novotny, Burns) to approve the request for proposal for landscaping services. **(5-0)**

5) Solar Guidelines – The Board \*MSUA (McAlister, Novotny) to adopt the Solar Guidelines sent to the membership on April 6, 2020 for a 28-day comment period. **(5-0)**

6) ADU/JADU Guidelines – \*MSUA (McAlister, Burns) to adopt the ADU/JADU Guidelines sent to the membership on April 6, 2020 for a 28-day comment period. **(5-0)**

7) Video Camera Guidelines – \*MSUA (Novotny, McAlister) to adopt the Video Camera Guidelines sent to the membership on April 6, 2020 for a 28-day comment period. **(5-0)**

8) RDA Proposal – \*MSUA (Burns, McAlister) to approve the reserve study proposal for the full onsite study in the amount of \$1,475.00. (5-0)

9) Landscape Committee – The Board \*MSUA (Delaney, Burns) to appoint Barry Daniels as the Liaison to the Landscape Committee. (5-0)

10) Insurance Renewal – \*MSUA (Novotny, Burns) to approve the insurance renewal with a property deductible of \$10,000.00 and a water damage deductible of \$20,000.00 in the amount of \$79,923.00. (5-0)

11) Emergency Items – None

### **Correspondence**

The Board reviewed the work order log, action items and correspondence from homeowners throughout the month.

### **Adjournment**

The Board meeting was adjourned at 8:00 p.m.

### **Next Meeting**

The next Board Meeting will be June 17, 2020 at 6:00 p.m.

### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Seascape Village Homeowners 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.*

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Board Signature