

**Seascape Village Owners Association
General Session Meeting
June 17, 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 6:01 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 and homeowner violations.

President's Report

President Delaney reported on the COVID-19 requirements to reopen when it is allowed. The Board approved a contractor for the Del Rey Wall.

Homeowners Forum

Four (4) homeowners attended by Zoom. Landscaping services were addressed to the Board.

Minutes

The Board *MSUA (McAlister, Novotny) the May 20, 2020 minutes as submitted. **(4-0)**

Treasurer's Report

The Board *MSUA (Burns, Delaney) the financial statement for May 2020 subject to year-end review. **(4-0)**

The Board *MSUA (Burns, Delaney) the May bank statement and reconciliation. **(4-0)**

The Board *MSUA (Burns, McAlister) the Board Resolution recital for the monthly transfers from the Association's operating and reserve accounts pursuant to civil code 5380(b)(6). **(4-0)**

Delinquency

No action required.

Committee Reports

Architectural Committee

Liaison Carolyn Novotny stated all applications were approved that were received.

Landscape

Mike McAlister reported the Account Manager with BrightView was replaced with a manger that has more experience and he and Barry met with him today.

BrightView Proposal

The Board *MSUA (McAlister, Burns) the BrightView Proposal #7172546 in the amount of \$665.80. **(4-0)**

It was recommended to review the Open Items for the Landscape Proposals with the Landscape Committee and get their opinion on prioritizing the open items.

Maintenance

Nothing to report.

Pool

Nothing to report.

Traffic

Nothing to report.

Social Committee

Nothing to report.

Old Business:

- 1) ODRE – The Board President reported the contract was awarded and legal counsel drafted the contract.
- 2) Architectural Guidelines & Forms – Paul Delaney gave a brief overview of the revisions.
- 3) Landscape RFP – The Board reviewed the current RFP. It was agreed to request the landscape company to provide the number of man hours to maintain the landscaping.

New Business

- 1) Emergency Rules - COVID - 19 Reopening Amenities – President Delaney gave a brief overview of the requirements set by the County for reopening the main pool and tennis courts. It is projected to be opened on Saturday.

The Board *MSUA (McAlister, Novotny) to approve the Emergency Rules for reopening the main pool and tennis courts with modifications. **(4-0)**

- 2) Maintenance Waiver – Tabled

- 3) Landscape Charter – The Board agreed to table this to allow each board member to review for discussion at the next meeting.

- 4) Landscape Committee – The Board *MSUA (Novotny, McAlister) to have the Board be responsible for appointing the Chairperson. **(3-1 Delaney, No)**

The Board *MSUA (McAlister, Novotny) to appoint Rick Riccobono as the Landscape Chairperson. **(4-0)**

- 5) Tree Protocol – The Board reviewed a sample tree protocol from another association for allowing owners to pay for removal of a tree. The item was tabled.

- 6) Emergency Items – None

Correspondence

The Board reviewed the work order log, action items and correspondence from homeowners throughout the month. An owner requested to pay for soil amendments on the Mira Costa slope while the work is being done and requested to remain anonymous. It was the general consensus of the Board that while it was a generous offer from the owner it should be done by BrightView as part of their work.

Adjournment

The Board meeting was adjourned at 7:15 p.m.

Next Meeting

The next Board Meeting will be July 15, 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.

Board Signature