

**Seascape Village Owners Association
General Session Meeting
September 16, 2020
Association Clubhouse**

Board Members Present: Paul Delaney President; Carolyn Novotny, Vice President; Mike McAlister (via telephonically), Secretary; Barry Daniel, Director at Large

Also Present:

Sheryl Sharp, Curtis Management Company

Called to Order

The meeting was called to order at 6:03 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, delinquencies and member discipline.

President's Report

President Delaney reported we are making progress on the Mira Costa slope and the Del Rey wall. Working to get BrightView to spruce things up.

Homeowners Forum

Four (4) homeowners were in attendance.

Minutes

The Board *MSUA (Novotny, Daniel) the August 19, 2020 minutes as corrected to show Novotny attended telephonically. **(4-0)**

Treasurer's Report

The Board *MSUA (Novotny, Daniel) the financial statement for August 2020 subject to year-end review. **(4-0)**

The Board *MSUA (Delaney, Novotny) the August bank statements and reconciliations. **(4-0)**

The Board *MSUA (McAlister, Novotny) 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

*MSUA (McAlister, Daniel) to lien SV-00263-1 if payment is not made by September 30, 2020. **(4-0)**

Committee Reports

Architectural Committee

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

Landscape

Rick Riccobono reported his plan is to bite off things that can be handled in order to actually achieve something. The first thing he would like to accomplish is a road to 100% coverage and there are some swampy areas too. He is trying to get the landscape contractor to turn on the sprinklers area by area. In the short term eliminate the eye sores.

Priority List

The Board reviewed the priority list.

BrightView Proposals

Tabled

Maintenance

No major maintenance this month. There was one set of mailboxes repaired and some termite repairs done at the clubhouse.

Pool

The spa will now be cleaned and balanced by Blue Balance routinely.

Traffic

Nothing to report.

Social Committee

Jean Ruiz reported the bi-annual decorating of the entrances will be done.

Old Business:

- 1) Del Rey Wall – The Board President reported there isn't anything new to report at this time.
- 2) Architectural Guidelines & Forms – Tabled
- 3) Landscape RFP – Mike McAlister gave an overview of the process of what has happened to date for the RFP process. There have been 7 proposals received in response for the RFP. Friday is the day he is completing the discussion with the vendors and have asked them to provide references and he is interviewing the references. He anticipates the completion of the review to be by the end of the month and will be providing the Board with the information to be reviewed in October and set up interviews.

New Business

- 1) Calsense Communication Service Renewal – The Board *MSUA (Novotny, McAlister) to renew the Calsense communication service for five years in the amount of \$3,000.00. **(4-0)**

The Board *MSUA (Novotny, Daniel) the upgrade from 3G to 4G for the existing controllers in the amount of \$673.44. **(4-0)**

- 2) 2021 Proposed Budget – The Board reviewed the preliminary draft budget for the operating expenses. The reserve study has not been completed due to BrightView not providing the irrigation information that is needed. Management will send a third request to provide the information.

- 3) 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 7:44 pm

Next Meeting

The next Board Meeting will be October 21, 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