

**Seascape Village Owners Association
General Session Meeting
June 16, 2021
Association Clubhouse**

Board Members Present: Paul Delaney President; Carolyn Novotny, Vice President; Rick Riccobono, Secretary; Barry Daniel, Director at Large

Also Present:

Sheryl Sharp, Curtis Management Company

Called to Order

The meeting was called to order at 6:06 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, legal matters, delinquencies and member discipline.

President's Report

President Delaney reported he's pleased to say the weather has warmed up and he has received positive comments from homeowners regarding the new landscape contractor.

Homeowners Forum

Eight (8) homeowners were in attendance.

Consent Calendar

The Board *MSUA (Novotny, Riccobono) the Consent Calendar as presented with the following: May 2021 Financial Statement subject to audit; Civil Code §5380(b)(6) Board Resolution for transfers; May Bank Statements & Reconciliations; Record lien on SV-00074-1. **(4-0)**

Removed from the Consent Calendar

The Board *MSUA (Novotny, Riccobono) Board Meeting Minutes of May 19, 2021 as corrected. **(4-0)**

Delinquency

No action required

Committee Reports

Architectural Committee

Carolyn Novotny reported the committee met on June 1 and reviewed applications received since the last month and the committee is sad that Rich resigned.

Landscape Committee

Mike Koljan reported the Pear tree trimming is progressing and Soto really doing a great job on the maintenance. There was a large underground leak on Pato and it was determined it was a SCWD main line and they will take care of it. The crew asked where they could eat lunch because there were people in the tennis court complaining and telling them they could not eat their lunch in the clubhouse parking lot. The Board approved the crew to eat their lunch at the clubhouse and to inform anyone complaining to contact management. Marcelino Lomeli reviewed the owner requests. Mike Koljan gave a report on the SCWD test case and areas to renovate.

Soto Proposals

The Board *MSUA (Novotny, Daniel) proposal # 4710 in the amount of \$150.00 for planting a 15 gallon multi trunk palm tree at 301 Via Pato. **(3-1, Riccobono abstained)**

The Board *MSUA (Novotny, Daniel) proposal # 4715 for planting 2 15 gallon Bird of Paradise at 3359 Paseo Halcon in the amount of \$490.00. **(3-1, Novotny abstained)**

The Board *MSUA (Novotny, Riccobono) proposal # 4716 in the amount of \$285.00 for planting 3 Dodonaea next to 469 Camino Alondra in the amount of \$285.00. **(4-0)**

The Board *MSUA (Novotny, Riccobono) proposal # 4717 in the amount of \$375.00 for planting 3 15 gallon Podocarpus between 3382 and 3386 Paseo Halcon in the amount of \$375.00. **(4-0)**

The Board *MSUA (Riccobono, Daniel) proposal # 4652 to install 5 gallon plants and offer to the owner to pay the difference for 15 gallon plants. **(3-1, Novotny abstain)**

Maintenance

No major repairs this month. A few batteries were replaced in the smoke detectors in the clubhouse.

Pool

Pool #2 had an emergency repair.

Traffic

President Delaney stated there are still some that continue to speed.

Social Committee

Jean Ruiz reported there will be a function for the Fourth of July.

Old Business:

1) Del Rey Wall - President Delaney reported the fence posts have been installed and the chain link will be installed potentially by the end of the month. If not, it will be completed in July.

New Business

- 1) Insurance Renewal - The Board *MSUA (Novotny, Daniel) the renewal with The Alera Group for an annual renewal of \$80,294.00 effective June 27, 2021. **(4-0)**
- 2) Blue Balance - The Board *MSUA (Novotny, Daniel) an increase in the monthly contract to \$992.00 for the winter months and \$1,016.00 for the summer months effective July 1, 2021.
- 3) Rodent Pest Technologies- The Board *MSUA (Riccobono, Daniel) an increase in the monthly service amount of 3% effective June 1, 2021.
- 4) Patrol Masters Contract - The Board *MSUA (Riccobono, Daniel) an increase in the monthly contract from \$690.48 to \$725.00 effective January 1, 2022.
- 5) LaFave Proposal - The Board *MSUA (Novotny, Riccobono) repairs to the driveway in the amount of \$450.00 at 3309 Paseo Flamenco.
- 6) Pool Fence Replacement - The Board reviewed the updated proposals for replacement of the pool fencing for approximately \$112,000.00. Tabled
- 7) Architectural Procedure – No need to discuss.
- 8) Emergency Items – None

Correspondence

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

Adjournment

The Board meeting was adjourned at 7:12pm

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