

Seascape Village Owners Association
General Session Meeting
August 18, 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, Kari McCallum; Recording Secretary

Called to Order

The meeting was called to order at 6:03p.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. Based on advice from the Association's legal counsel, the Board approved not moving forward in pursuing the ODRE matter.

President's Report

There is a new issue with e-bikes speeding in the community. A newsletter article will be asking all homeowners if they are able to identify where the person(s) live, to notify management by email and a violation letter will be sent.

Homeowners Forum

Eight (8) homeowners were in attendance.

Consent Calendar

The Board ***MSUA** (Novotny, Daniel) the Consent Calendar as presented with the following: Board meeting minutes of July 21, 2021; July 2021 Financial Statement subject to audit; Civil Code §5380(b)(6) Board Resolution for transfers; July Bank Statements & Reconciliations. **(4-0)**

Committee Reports

Architectural Committee

George Easchus reported the committee met and approved one architectural application and denied one architectural application. There was one escrow inspection performed.

Landscape Committee

Mike Koljan provided the landscape report that was submitted to the Board and reviewed proposals. Marcelino Lomeli discussed the draft for the proposed tree planting program and proposals. The Board tabled the proposed tree planting program until next month.

Soto Proposals

The Board ***MSUD** (Delaney, Novotny) Soto proposal # 4717. **(4-0)**

The Board tabled Soto proposal # 4732.

The Board tabled Soto proposal # 4747.

The Board ***MSUA** (Novotny, Riccobono) Soto proposal # 4748 in the amount of \$875.00 to install 50- 1-gallon mixed color lantanas to fill in bare areas on the slope along Mira Costa. **(4-0)**

The Board ***MSUD** (Novotny, Riccobono) Soto proposal # 4749. **(4-0)**

The Board ***MSUA** (Novotny, Riccobono) Soto proposal # 4751 in the amount of \$8,800.00 to deliver and install 160 cubic yards of wood chips to be placed throughout the community. **(4-0)**

The Board ***MSUD** (Delaney, Novotny) Soto proposal # 4758. **(4-0)**

The Board ***MSUA** (Riccobono, Delaney) Soto proposal # 4761 in the amount of \$560.00 to remove failing roses and replace with purple and yellow low growing lantanas at 302 Via Pato. **(4-0)**

The Board ***MSUA** (Delaney, Novotny) Soto proposal # 4762 in the amount of \$20,420.00 for the trimming of 72 trees throughout the community. **(4-0)**

The Board ***MSUA** (Delaney, Riccobono) Soto proposal # 4777 in the amount of \$1,800.00 to remove two Eucalyptus trees behind the driveway at 307 Via Pato with the condition that there will be a minimum of two trees planted to replace the removal. **(4-0)**

Maintenance

No major repairs this month.

Pool

Nothing major to report.

Traffic

Nothing major to report.

Social Committee

Jean Ruiz had nothing to report.

Old Business:

- 1) Del Rey Wall - President Delaney provided a brief update and advised it will be completed this month.
- 2) Pool Fence Replacement - The Board ***MSUA** (Riccobono, Novotny) the proposal from Saddleback Fence and Vinyl products, NTE \$110,000.00 to replace the fencing and gates at all three pools. **(4-0)**
- 3) Fob System - The Board ***MSUA** (Novotnt, Daniel) proposal #46485 from Enterprise Security Inc, NTE \$32,000.00 to install a fob system for all three pools. **(4-0)**
- 4) Architectural #10236- The Board ***MSUD** (Delaney, Novotny) to deny the architectural application as the improvement proposed encroaches onto common area. **(4-0)**

New Business:

1. BPR, Inc, Concrete Proposal - The Board ***MSUA** (Novotny, Riccobono) the proposal from BPR, Inc. for the amount of \$16,950.00 for the raised concrete. **(4-0)**
2. LaFave Proposal - The Board ***MSUA** (Novotny, Riccobono) items 3,4,5,6,7 for repairs at the clubhouse and pool area. **(4-0)**
3. Blue Balance Proposal - The Board ***MSUD** (Delaney, Riccobono) the proposal to install an auto chlorine system due to the cost involved. **(4-0)**
4. Emergency Business - 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 7:45 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Seascope 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