

**Seascape Village Owners Association
General Session Meeting
October 20, 2021
Via Zoom/Teleconference**

Board Members Present: Paul Delaney President; Carolyn Novotny, Vice President; Rick Riccobono, Secretary;

Absent: 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 6:02 p.m. on October 20, 2021.

Presidents Report

There are several enhancing projects going on in the Community, the installation of the odorless dark mulch, the fence on Del Rey is almost completed, the pool fences will be replaced in November and key fobs will be distributed.

Homeowners Forum

Six (6) homeowners were in attendance.

Consent Calendar

The Board ***MSUA** (Novotny, Riccobono) the Consent Calendar as presented with the following: Board meeting minutes of September 15, 2021 and September 22, 2021 as submitted.; September 2021 Financial Statement subject to audit; Civil Code §5380(b)(6) Board Resolution for transfers; September Bank Statements & Reconciliations. **(3-0)**

Committee Reports

Architectural Committee

George Eachus reported that the architectural committee approved two architectural applications this past month.

Landscape Committee

Michael Koljan reported that mulching has started, the committee has spoken to Soto, and they have cut back water usage by 25 %. The pear tree trimming is working its way around the complex. The mowing schedule has been cut to two days a month. All homeowner requests received have been addressed. The Mira Costa leak has still not been detected.

Soto Proposals

The Board ***MSUA** (Delaney, Novotny) proposal # 4817 NTE \$1,500.00 for three areas to be determined by the Landscape Committee to plant (3) 5 Gallon Plumbago Auriculata, (10)-1 Gallon Yellow/Gold Lantana, plant tabs fertilizer and TV 400 mulch ground cover on the Mira Costa slope. **(3-0)**

The Board tabled proposal #4778.

The Board ***MSUA** (Novotny, Riccobono) proposal # 4825 in the amount of \$750.00 to trim the palm behind Paseo Halcon. **(3-0)**

Maintenance

Two pool pumps were replaced, and irrigation repairs were made throughout the Community.

Pool

Two pool pumps were replaced last month.

Traffic

Nothing major to report.

Social Committee

Nothing to report.

Old Business:

Clubhouse proposal (Fumigation)- The Board *MSUA (Novotny, Riccobono) the proposal from Rodent Pest Technologies to fumigate the clubhouse in the amount of 1,455.00. (3-0)

Clubhouse proposal (Repairs)- The Board *MSUA (Novotny, Riccobono) the proposal from La Fave to perform repairs to the clubhouse in the amount of \$1,987.00 and \$8,083. (3-0)

Draft Reserve Study- The Board *MSUA (Novotny, Riccobono) to accept the recommendations of RDA as stands for the year 2022. (3-0)

2022 Proposed Budget- The Board *MSUA (Delaney, Riccobono) to accept the proposed 2022 budget as presented. (3-0)

Asphalt Proposal- The Board *MSUA (Novotny, Riccobono) the proposal from All Star Paving Company, NTE \$90,000.00 to make asphalt and concrete repairs and seal coat throughout the community. (3-0)

New Business:

- 1) RPW Pear Tree Spraying - The Board *MSUA (Delaney, Novotny) to spray the pear trees throughout the community 400 trees at \$12.00 per tree with a second application if needed. (3-0)
- 2) Year-end Tax Returns and Review - The Board *MSUA (Delaney, Novotny) Beck and Company, CPA INC to perform the year-end review and tax returns in the amount of \$1,200.00 and \$35.00 for e-filing. (3-0)
- 3) Emergency Business- None

Correspondence:

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

Next Meeting:

The next meeting is scheduled for November 17, 2021 at the clubhouse at 6:00 p.m.

Adjournment:

The Board meeting was adjourned at 7:18 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