

**Seascape Village Owners Association
General Session Meeting
July 20, 2022
Association Clubhouse**

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

Board Member Absent: Missy Deacon, Secretary

Also Present:

Sheryl Sharp; Curtis Management Company

Called to Order

The meeting was called to order at 6:02 p.m. on July 20, 2022.

Executive Session Summary

President Delaney reported the Board discussed delinquencies, legal matters and member discipline.

President's Report

The pool was down due to repairs needed on the underground water lines for the spa. There was a leak in the copper pipes and Doheny Plumbing made all repairs. The pool gates were reopened. Access is by fob only now.

Homeowners Forum

Five (5) homeowners were in attendance.

Consent Calendar

The Board *MSUA (Novotny, Riccobono) the Consent Calendar as presented with the following: Board meeting minutes of June 15, 2022; June 2022 Financial Statement subject to audit; Civil Code §5380(b)(6) Board Resolution for transfers; June Bank Statements & Reconciliations.

Committee Reports

Architectural Committee

The committee reported four (4) applications were approved and no escrow inspections.

Landscape Committee

Our focus is to take a hard look at our water usage and identify issues that need to be adjusted and repaired.

Soto Proposals

Estimate #5061: The Board *MSUA (Novotny, Riccobono) estimate #45062 in the amount of \$950.00 for irrigation parts for needed repairs to the irrigation system.

Estimate #5061; 5062: The Board *MSUA (Novotny, Riccobono) estimate #5062 in the amount of \$485.00 for irrigation repairs on Pichon station #1 and estimate #5063 in the amount of \$485.00 for irrigation repairs on Pichon station #12.

Estimate #5058: The Board *MSUA (Novotny, Riccobono) estimate #5058 in the amount of \$1,295.00 to remove the failing tree and 4 stumps behind 3489 Paseo Flamenco.

Maintenance

See President’s Report.

Pool

See President’s Report.

Traffic

Nothing to report

Social Committee

Nothing to report

Unfinished Business:

- 1) *Pool Committee* – Postpone indefinitely and remove from agenda.
- 2) *Camera Surveillance at the Pools* – The Board *MSUA (Delaney, Novotny) Quote #51205 from Enterprise Security to install video cameras at the three (3) pools in the amount of \$6,649.91 plus installation of internet services NTE \$150.00 per month.

New Business:

- 3) *Ratify Tony’s Locksmith Proposal for Pool Gates* - The Board *MSUA (Novotny, Riccobono) the proposal from Tony’s Locksmith to fabricate and install metal guards to protect the gate lever from being manipulated open from the outside in the amount of \$1,317.81.
- 4) *Ratify Doheny Plumbing Proposal Emergency Repair* – The Board *MSUA (Delaney, Riccobono) the proposal from Doheny Plumbing to repair the underground copper water lines for the spa in the amount of \$8,422.31.

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 7:07.

Next Meeting:

The next meeting is scheduled for August 17, 2022, at the clubhouse 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