

**Seascape Village Owners Association
General Session Meeting
October 19, 2022
Association Clubhouse**

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

Also Present:

Sheryl Sharp; Curtis Management Company, Cierra Flanders; Recording Secretary

Called to Order

The meeting was called to order at 6:00 p.m. on October 19, 2022.

Executive Session Summary

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

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 September 21, 2022; September 2022 Financial Statement subject to audit; Civil Code §5380(b)(6) Board Resolution for transfers; September Bank Statements & Reconciliations.

Committee Reports

Architectural Committee

The committee coordinator stated that there were no architectural applications approved or denied and no escrow inspections completed.

Landscape Committee

The committee coordinator stated that the tree trimming will begin at the beginning of November.

Maintenance

Nothing at this time.

Pool

The committee coordinator stated that the pools are in good shape. The trash can at Pool #1 has been replaced.

Traffic

Nothing at this time.

Social Committee

Nothing at this time.

New Business:

- 1) *The Soto Company*. – The Board **tabled** proposal #5134 to plant one (1) fifteen (15) gallon Cassia Leptophyllia “Gold Medallion” tree at 3345 Paseo Halcon in the amount of \$145.00.
- 2) *Budget* – The Board *MSUA (Delaney, Novotny) the proposed 2023 Budget with a \$35 monthly increase beginning January 1, 2023.
- 3) *RPW Services, Inc.* - The Board *MSUA (Riccobono, Delaney) proposal to spray the Pear trees in the amount of \$12.00 per tree based on treating 400 trees.
- 4) *Aquapure* - The Board *MSUA (Deacon, Novotny) proposal for monthly pool service to begin December 1, 2022 in the amount of \$795.00 per month year round with being on property 3x per week in the Summer months (June – September) and 2x per week in the Winter months (October – May).
- 5) *Whitney / Petchul Attorneys at Law* – The Board *MSUA (Delaney, Novotny) proposal for Legal Counsel Services to begin December 1, 2022 with an annual retainer of \$850.00.
- 6) *Beck and Company, CPAs, Inc.* – The Board *MSUA (Delaney, Deacon) the year-end tax returns and review in the amount of \$1,285.00.
- 7) *Leonard Peterson* – The Board *MSUA (Riccobono, Novotny) proposal for semi-annual roof maintenance in the amount of \$12,650.00 for the 1st maintenance and \$6,325.00 for the 2nd maintenance.

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 7:03pm.

Next Meeting:

The next meeting is scheduled for November 16, 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