

**Seascape Village Owners Association
General Session Meeting
February 15, 2023
Association Clubhouse**

Board Members Present: Paul Delaney, President; Rick Riccobono, Vice President; Carolyn Novotny, Treasurer; Katerina Saveleva, Director **Absent:** Missy Deacon, Secretary

Also Present:

Sheryl Sharp; Curtis Management Company

Called to Order

The meeting was called to order at 6:03 p.m. on February 15, 2023.

Executive Summary

President Delaney reported the Board discussed legal matters, delinquencies, and member discipline at the prior Executive Session Meeting.

Homeowners Forum

Five (5) homeowners were in attendance.

Consent Calendar

The Board *MSUA (Novotny, Deacon) the Consent Calendar as presented. 1) January 18, 2023 minutes. 2) January 2023 Financial Statement subject to audit 3) January Bank Statements & Reconciliations 4) Civil Code §5380(b)(6) Board Resolution for transfers 5) Approval to record a lien on SV-00016-2 and SV-00196-1

Committee Reports

Architectural Committee

The committee chairperson was out of town and submitted their report to management. There was one architectural application reviewed for fence approval and it was approved.

Landscape Committee

The committee coordinator reported there are rebates available of \$2.00 per square foot from the Metropolitan Water District at this time. South Coast Water District There are several proposals they requested for the Board to review for when there are rebates available. They would like proposal #5210 to be considered first when the rebates are available in the amount of \$4,765.00. Soto proposal #5214 in the amount of \$6,500.00 was requested to install mulch for additional water savings.

The Board *MSA (Riccobono, Novotny) proposal #5210 from Soto in the amount of \$4,765.00 to remove approximately 2,275 s.f. of turf and renovate areas in front of the clubhouse. (4/1 Delaney, No)

The Board *MSUA (Novotny, Riccobono) proposal #5214 from Soto in the amount of \$6,500.00 apply 100 cubic yards of mulch throughout.

The Board *MSUA (Novotny, Riccobono) proposal #5216 from Soto in the amount of \$1,200.00 to remove fallen and damaged trees behind homes on Paseo Halcon.

Maintenance

No major maintenance items this month.

Pool

The committee coordinator provided a report.

Traffic

Nothing at this time.

Social Committee

Nothing at this time.

Unfinished Business:

- 1) *LaFave Proposal* – The Board *MSUA (Novotny, Riccobono) the proposal for the replacement of the existing sidewalk at 3307 Paseo Halcon in the amount of \$2,165.00.
- 2) *LaFave Proposal* - The Board *MSUA (Deacon, Riccobono) the proposal for 3416 Paseo Flamenco for the replacement of wood for the roof components per the termite report in the amount of \$1,275.00.
- 3) *Allstar Paving* – The Board *MSUA (Novotny, Deacon) the proposal 23-10120 in the amount of \$6,916.00 for 350 s.f. of asphalt repair and 1,600 s.f. of seal coat adjacent to 3226 Paseo Gallita.

New Business

- 1) *Court Scheduling* – The board discussed having a schedule for the tennis court and pickle courts and was tabled.
- 2) *Year-end Tax Returns and Review* - Tabled
- 3) *3424 Paseo Flamenco* - The Board *MSUA (Delaney, Riccobono) the proposal for wood replacement as identified for the roof components in the termite report NTE \$1,150.00.

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 7:22 pm.

Next Meeting:

The next meeting is scheduled for March 15, 2023, at the clubhouse at 6:00 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