

Seascape Village Owners Association
General Session Meeting
May 17, 2023
Association Clubhouse

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

Also Present:

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

Called to Order

The meeting was called to order at 6:06 p.m. on May 17, 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, Riccobono) the Consent Calendar as presented. 1) Board Meeting minutes from April 19, 2023. 2) April 2023 Financial Statement subject to audit. 3) April Bank Statements & Reconciliations 4) Civil Code §5380(b)(6) Board Resolution for transfers.

Committee Reports

Architectural Committee

The committee coordinator stated that there were no pending applications at this time. Additionally, it was clarified that the installation of a heat pump would fall under the same policy as installing an AC unit.

Landscape Committee

The committee coordinator stated that Danny, the onsite supervisor with Soto Landscape, is no longer with the company. Marcelino will be the new onsite supervisor. The community is back to weekly mowing, and can water 3 days per week now (Monday, Wednesday, and Friday). Trimming of the hedges will be done lightly for longevity of the plants.

Maintenance

Nothing at this time.

Pool

The committee coordinator stated that two (2) railing covers are in need of replacement. Mesh needs to be installed on the side of the second gate to prevent people from reaching over and opening the door without a fob.

Traffic

Nothing at this time.

Social Committee

Nothing at this time.

Unfinished Business:

Soto Landscape – The Board **tabled** proposal #5237 for two (2) months.

Soto Landscape – The Board *MSUA (Riccobono, Novotny) proposal #5299 to trim the trees and shrubs along Paseo Gallita below 15’, remove the existing pampas grass and treat to prevent regrowth, and remove any failing Myoporum shrubs in the amount of \$4,750.00.

Soto Landscape – The Board *MSUA (Riccobono, Novotny) proposal #2300 to trim down Brazilian Pepper Trees and failing Myoporum tree/shrubs along Paseo Gallita, and treat the saplings to prevent any regrowth in the amount of \$1,450.00.

Soto Landscape – The Board *MSUA (Riccobono, Novotny) proposal #5301 to trim the evasive Brazilian Pepper Tree saplings to soil grade, trim any unwanted shrubs to the highyt of the existing Acacia Redolens, and trim any deadwood from the Olive tree near 3288 Paseo Gallita in the amount of \$1,250.00.

Soto Landscape – The Board *MSUA (Deacon, Riccobono) proposal #5306 to remove the large Eucalyptus tree with a “flush cut” to the trunk in the amount of \$995.00.

Reserve Study – The Board *MSUA (Riccobono, Novotny) the proposal for a full field inspection in the amount of \$1,475.00.

BPR Proposal – The Board *MSUA (Novotny, Riccobono) the BPR proposal to complete Dustless Horizontal Saw Cutting in the amount of \$5,995.00.

New Business:

Brush Abatement – The Board **tabled** while bids are obtained.

1) *Tennis/Pickleball Rules* – The Board stated that the rules will be sent out for a 28-day comment period once reviewed by legal.

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 7:13 pm.

Next Meeting:

The next meeting is scheduled for June 21, 2023, 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