

Sea Ridge Condominium Association
Via Video Conference Due to COVID-19 Restrictions
Monday, October 18th, 2021 | 6:00 p.m.
General Session Minutes

Directors Present Steven Sandborg, President
Rick Collins, Secretary
Frank Cesare, Director at Large

Directors Absent Scott Minton, Vice President
Roger Ostergaard, Treasurer

Seabreeze Management Company, Inc. Brittany Duran, Director of Community Management, CMCA
Bradley Collins, Community Manager

1. Call to Order The Board of Directors General Session Meeting was called to order at 6:09 p.m. by Board President Steven Sandborg. Notice of the meeting was posted at the bulletin board at least four (4) days prior to the meeting in accordance with California Civil Code.

2. Management Reports The following items produced by management were presented to the Board of Directors:

1. Action List
2. Annual Calendar
3. Work Order Report

3. Consent Calendar **Resolution:** A motion was made, seconded, and unanimously carried to approve items 3A and 3B

A. September 2021 Financials **Resolution:** A motion was made, seconded, and unanimously carried that the financial statements and reconciled bank statements dated September 30th, 2021 be ratified as presented, subject to audit/review by a CPA at fiscal year-end, with the following stipulations:

- Management to look into item 6080 - Loan payment

Total Operating Accounts	\$105,931.11
Total Reserve Accounts	\$1,776,663.70
Total Assets	\$1,899,453.16

B. General Session Minutes **Resolution:** A motion was made, seconded, and unanimously carried that the General Session minutes dated September 20th, 2021 be approved as presented.

4. Committee Reports

B. Architectural Committee Report **Resolution:** A motion was made, seconded, and unanimously carried to approve the Architectural Committee minutes dated September 4th, 9th, and October 7th, 2021.

The Architectural Committee provided an update at the meeting.

5. Unfinished Business

B. SB 326 – Deck Inspections

Resolution: A motion was made, seconded, and unanimously carried to have management obtain new vendors to bid for comparison to the one received.

D. Owner Occupancy Report

Resolution: A motion was made, seconded, and unanimously carried to have management send all absentee addresses a Rental Agreement form and set a 60-day compliance window.

6. New Business

A. 24476 Moonfire Drive – Gutter Proposal

Resolution: A motion was made, seconded, and unanimously carried to have management reach back out to Fontaine Roofing to re-inspect the work, as they had done this work in 2020.

B. Water Consumption History Report

Resolution: A motion was made, seconded, and unanimously carried to have management go back to South County to ask what the Association is paying for, what is the right amount to be paid, and how regular versus reclaimed water is being billed.

C. 24732 Morning Star Deck Proposal

Resolution: A motion was made, seconded, and unanimously carried to have management bid this work to Deck and Railing, and once presented to the Board of Directors, is pre-approved to accept the lower of the two offers.

7. Next Meeting

The next Board of Directors meeting are scheduled for **Monday, November 15th, 2021** at the community clubhouse. Executive Session starts at 5:00 p.m., General Session and Annual Meeting starts at 6:00 p.m.

8. Adjournment

There being no further business to come before the Board in General Session, the meeting was adjourned at 7:16 p.m. by Board President Steven Sandborg.

Certificate of Authenticity

I, _____, hereby certify that the foregoing is a true and correct copy of the Executive Session minutes of the Board of Directors held on the above date.

Printed Name Title Signature Date