

Sea Ridge Condominium Association
24641 Evening Star Drive, Dana Point, CA 92629
Monday, November 15th, 2021 | 6:00 p.m.
General Session Meeting Minutes

1. Call to Order The Board of Directors General Session Meeting was called to order at 6:11 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.

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

Directors Absent Roger Ostergaard, Treasurer

Seabreeze Management Company, Inc. Bradley Collins, Community Manager

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, 3B, and 3C be approved as presented.

A. October 2021 Financials **Resolution:** A motion was made, seconded, and unanimously carried that the financial statements and reconciled bank statements dated October 31st, 2021 be ratified as presented, subject to audit/review by a CPA at fiscal year-end.

Total Operating Accounts	\$82,664.88
Total Reserve Accounts	\$1,803,315.04
Total Assets	\$1,901,661.50

B. General Session Minutes **Resolution:** A motion was made, seconded, and unanimously carried that the General Session minutes dated October 18th, 2021 be approved as presented.

C. Expense Items for Ratification **Resolution:** A motion was made, seconded, and unanimously carried to approve all ratification items at a cost of \$2,876.55.

4. Committee Reports

A. Landscape Committee Report **Resolution:** A motion was made, seconded, and unanimously carried to select Brightview to perform the Annual Tree Trimming at a cost of \$22,068.

B. Architectural Committee Report **Resolution:** A motion was made, seconded, and unanimously carried that the Architectural Committee minutes dated October 7th, and November 4th, 2021, be approved as presented.

The Architectural Committee provided an update at the meeting.

**C. Construction/
Maintenance
Committee**

The Construction/Maintenance Committee provided an update at the meeting.

**D. Website
Committee**

Director Minton provided an update at the meeting.

**E. Parking
Committee**

Dave Kurian of the Parking Committee provided an update regarding the current parking program.

Resolution: A motion was made, seconded, and unanimously carried to ratify the rule changes that were adopted at the October 18th, 2021 meeting with the following remitted changes:

-“No Car Washing” was removed from the Rule Changes.

5. Unfinished Business

**A. Community Wide
Wood Repairs –
Discussion**

Steve Padula provided the Board with an update to this project.

**B. Community
Cleanouts**

Resolution: No action was taken at this time. The Maintenance Committee and Management to provide follow-up prior to the next meeting.

**C. Clubhouse –
Cameras**

Resolution: This item has been tabled until the next meeting.

6. New Business

**A. 24746 Meridian –
Water Intrusion
Issue**

Resolution: A motion was made, seconded, and unanimously carried to approve OC Flood Pro’s remediation repairs at a cost of \$3,315.19 and to investigate the cause of the water intrusion.

**B. Reimbursement
Requests**

**1. 33536
Seawind**

Resolution: A motion was made, seconded, and unanimously carried to approve the reimbursement for \$142.

7. Next Meeting

The next Board of Directors meeting are scheduled for **Monday, December 20th, 2021**, at the community clubhouse. Executive Session starts at 5:00 p.m., General Session 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 8:05 p.m. by Board President Steven Sandborg.

Certificate of Authenticity

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

Printed Name

Title

Signature

Date