SEA RIDGE CONDOMUNIUM ASSOCIATION
GENERAL SESSION MINUTES
NOVEMBER 18, 2019

Notice of the regularly scheduled General Session Meeting to the membership was posted on the bulletin board at the community clubhouse at 24641 Evening Star, Dana Point, CA 92629.

Call to Order
The General Session Meeting of the Board of Directors of Sea Ridge Condominium Association was called to order by the Board President, at 5:30 p.m. at the community clubhouse, 24641 Evening Star, Dana Point, CA 92629

Roll Call
A quorum was present with the following directors in attendance:

Board of Directors Present:
Denise Erkeneff, President
Steven Padula, Vice President
Karen Card, Treasurer
Timothy Jauch, Secretary
Larry Kounalis, Member at Large

Seabreeze Management Company, Inc Representatives:
Natasha Suarez, Account Executive

Board of Directors Absent:
None
Agenda items are presented in the originally agenda format for the benefit of the minutes' reader but were not necessarily heard in that order.

Homeowner Forum
Homeowners were given an opportunity to address the Board of Directors for general matters that may or may not be related to specific agenda items. There were 3 owners in attendance.

CONSENT CALENDAR

A. General Session Minutes
A motion was made, seconded and unanimously carried to approve the September 16, 2019 General Session minutes as prepared by Seabreeze Management.

B. Treasurer's Report- Financial Statement Ending 10/31/2019
A motion was made, seconded and unanimously carried to acknowledge receipt and reviewed the financial statements and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end.

C. Ratification on Emergency Approvals
A motion was made, seconded and unanimously carried to approve the remediation costs of $1,495.00 for 24492 Polaris and $3,417.99 for restoration costs for 24722 Morning Star.

REPORTS

A. Landscape Committee Report
Chairman, Rosemarie, talked about the tree trimming and the lack of communication with the RGS Landscape.

B. Architectural Committee
The Board reviewed the minutes from November 12, 2019 and November 15, 2019.. No action was taken.

C. Compliance-Parking Committee

No report provided.

D. Work Order Report
The report was reviewed and filed. A motion was made, seconded and unanimously carried to approve the following proposals.

- 24686 Seacall- Shields proposal for $3,892.00 for exterior siding
- 24662 Sunrise Ct.- SeaCoast Maintenance proposal for $925.00 for wood rot repairs
- 33578 Sea Gull- Shields proposal for $828.00 for structural inspection
- 33572 Seawind- SeaCoast Maintenance proposals for $495.00 and $495.00 for gutter repair and front deck repairs

A motion was made, seconded and unanimously carried to deny the following proposal.

- 24566 Polaris- CPR proposal for $2,952.00 for aesthetic repairs to the fence and front concrete

The following proposals were tabled for Management to get proposals to replace the wood deck with trex deck.

- 24746 Seashell
- 24726 Seashell
- 33572 Seawind

UNFINISHED BUSINESS

A. Clubhouse Rental Procedures
A motion was made, seconded and unanimously carried to approve the new clubhouse application provided by Management.

NEW BUSINESS

A. Pool Heating
A motion was made, seconded and unanimously carried to continue with the schedule of the pool being heated only from May through October each year.

B. Sewer Cleanouts
This item was tabled for the January meeting.

C. Landscape Proposals
A motion was made, seconded and unanimously carried to defer the two courtyard proposals to the Landscape Committee in order for them to come up with a plan to transplant plants already around the community to the courtyards at Sunrise and Sea Gull.

Next Meeting Date
The meeting will be held at on January 21, 2019 at 5:30 p.m. at the community clubhouse.

Adjourn
Being no other business, a motion was made, seconded and approved to adjourn. The meeting adjourned at 5:56 p.m.

SECRETARY'S CERTIFICATE

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

Secretary

1-21-2020
Date