

Sea Ridge Condominium Association
Via Video Conference Due to COVID-19 Restrictions
Monday, September 20th, 2021 | 6:00 p.m.
General Session Minutes

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

Directors Absent Scott Minton, Vice President

Seabreeze Management Company, Inc. Pamela Rottner, Senior Vice President, CMCA, AMS, PCAM
Bradley Collins, Community Manager

- 1. Call to Order** The Board of Directors General Session Meeting was called to order at 6:01 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. Prendiville Insurance – Presentation** The Board allowed Prendiville Insurance an opportunity to speak on their Earthquake Insurance Proposal.

- 3. Management Reports** The following items produced by management will be presented to the Board of Directors:

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

4. Consent Calendar

A. August 2021 Financials

Resolution: A motion was made, seconded, and unanimously carried that the financial statements and reconciled bank statements dated August 31st, 2021 are approved 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	\$80,992.00
Total Reserve Accounts	\$1,863,654.44
Total Assets	\$1,963,554.59

B. General Session Minutes

Resolution: A motion was made, seconded, and unanimously carried that the General Session minutes dated August 16th, 2021 are approved as presented.

5. Committee Reports

A. Landscape Committee Report

The Board reviewed the August landscape report prepared by RGS. The Landscape Committee provided an update at the meeting.

Resolution: A motion was made, seconded, and unanimously carried to allow RGS to use EcoMight within the community.

B. Architectural Committee Report

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

The website committee did not provide an update to the community due to Director Minton's absence.

E. Parking Committee

The Parking committee provided an update at the meeting.

Resolution: A motion was made, seconded, and unanimously carried to select Patrol Masters as the new Patrol vendor for the community.

Resolution: A motion was made, seconded, and unanimously carried to expand the Parking Committee to include Security.

6. Unfinished Business

A. Community Wide Wood Repairs

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

B. Community Cleanouts

Resolution: No action was taken at this time.

C. Earthquake Insurance

Resolution: No action was taken at this time. Prendiville is preparing secondary options for the board to consider.

D. SB 326 – Deck Inspections

Resolution: Management was instructed to provide the Board with materials on the requirements, timeframe, and to hold off on obtaining more bids until the Board has more information on what is required.

7. New Business

A. Annual Election – Vendor

Resolution: No action was taken at this time. Board members, and community members were instructed to provide volunteers for vote counting in the next two weeks for the election.

B. Reimbursement Requests

1. 33566 Seawind

Resolution: A motion was made, seconded, and unanimously carried to approve the request from the homeowner in the amount of \$50.

C. DCSE Inspection Proposal – Morning Star Drive Residences

Resolution: A motion was made, seconded, and carried (Sandborg abstained) to approve the proposal from DCSE, but to include the third residence affected, 24666 Morning Star Lane.

