

Sea Ridge Condominium Association
Monday, January 22nd, 2024 | 6:00 p.m.
General Session Minutes

1. Call to Order	The Board of Directors General Session Meeting was called to order at 6:05 p.m. by Board President Steve 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 Roger Ostergaard, Vice President – via Zoom Teleconference – left at 6:16 PM David Duro, Treasurer Steven Padula, Secretary
Directors Absent	None
Seabreeze Management Company, Inc.	Bradley Collins, CMCA, AMS, Director of Community Management
2. Invited Guests – Patrol Masters Security	The Board of Directors will provide questions about the current patrol procedures with the Parking Committee. Recommendation: Board Discussion and decision.
3. Executive Session Meeting	An Executive Session meeting was held prior to the General Session to discuss matters related to member discipline, member delinquency, 3rd party contracts, personnel issues, and/or approval of prior Executive Session minutes.
4. Owner Forum	<i>Civil Code §4935: A reasonable time limit for all Members of the Association to speak to the Board of Directors before a meeting of the Association shall be established by the Board of Directors. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. All persons must follow Meeting Rules.</i>
5. Community Reports	The following items are to be discussed as they relate to the Community’s various committees:
A. Management Reports	The Board of Directors reviewed the reports produced by management.
B. Landscape Committee	The Landscape Committee provided an update at the meeting.
C. Architectural Committee	Resolution: A motion was made (Padula) seconded (Duro) and unanimously carried to approve the 24752 Sea Shell Drive for the painting of their front door and installation of an air conditioning unit, contingent upon an application following that includes all interior work, be submitted to the Board of Directors by February 26, 2024.
D. Maintenance Committee	The Maintenance Committee provided an update at the meeting.
E. Finance Committee	The Treasurer provided an update at the meeting.

<p>F. Social Committee – Schedule and Clubhouse Microwave</p>	<p>Resolution: A motion was made (Sandborg) seconded (Padula) and unanimously carried to approve the 2024 Social Committee Events calendar and to provide a budget of \$800 increased for the 2023-24 current fiscal year.</p>
<p>6. Consent Calendar</p>	<p>Recommendation: That the following Consent Calendar items be approved as presented.</p>
<p>A. Financial Statements</p>	<p>Resolution: A motion was made (Duro) seconded (Padula) and unanimously carried to That the financial statements and reconciled bank statements dated October 31st, 2023, and November 30th, 2023, and December 31st, 2023 be ratified as presented, subject to audit/review by a CPA at fiscal year-end. These financial statements were reviewed by the Board of Directors within the timeframes required by California Civil Code and the Association’s governing documents.</p>
<p>B. General Session Minutes</p>	<p>Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried to That the General Session minutes dated December 18th, 2023 be approved as presented.</p>
<p>7. New Business</p>	
<p>A. Moon Ring Court Concrete Proposal</p>	<p>Resolution: Management was asked to send this to other concrete vendors, to ask about stamped concrete options, and stained concrete options from Concrete Hazard Solutions.</p>
<p>B. Reserve Study Proposal – ARS</p>	<p>Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried to approve ARS to perform the 2024 Reserve Study at a cost of \$850 for a non-site visit.</p>
<p>C. Community-Wide Roofing Maintenance Proposal</p>	<p>Resolution: Management was asked to table this matter and to provide the Board of Directors with the cost of the service from the 2022-23 fiscal year.</p>
<p>D. Inspector of Elections Proposal</p>	<p>Resolution: A motion was made (Sandborg) seconded (Padula) and unanimously carried to approve Accurate Voting for 2024’s Annual Election.</p>
<p>E. Security Camera Proposal – Pool Area</p>	<p>Resolution: Committee member Dave Kurian was asked to obtain competitive bids for other camera systems.</p>
<p>F. Requested Agenda Items</p>	<p>Resolution: No action was taken.</p>
<p>8. Next Meeting</p>	<p>The next Board of Directors meeting is scheduled for Monday, February 26th, 2024 at 24641 Evening Star Drive, Dana Point, CA 92629 and Via Zoom Teleconference. Executive Session starts at 5:00 p.m. with General Session to follow.</p>
<p>9. Adjournment</p>	<p>There being no further business to come before the Board in General Session, the meeting was adjourned at 7:28 p.m. by Board President Steve Sandborg.</p>

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