

**Sea Ridge Condominium Association**  
**Monday, November 20<sup>th</sup>, 2023 | 6:00 p.m.**  
**General Session Minutes**

<b>1. Call to Order</b>	The Board of Directors General Session Meeting is scheduled to begin at 6:00 p.m.								
<b>Directors Present</b>	Steven Sandborg, President Roger Ostergaard, Vice President David Duro, Treasurer Steven Padula, Secretary								
<b>Directors Absent</b>	None								
<b>Seabreeze Management Company, Inc.</b>	Bradley Collins, CMCA, AMS, Director of Community Management								
<b>2. Executive Session Meeting</b>	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.								
<b>3. Community Reports</b>									
<b>A. Management Reports</b>	The Board of Directors reviewed the reports produced by management.								
<b>B. Landscape Committee</b>	The Landscape Committee provided an update at the meeting.								
<b>C. Maintenance Committee</b>	The Maintenance Committee provided an update at the meeting.								
<b>i. Change Order Approval</b>	<p><b>Resolution:</b> A motion was made (Sandborg) seconded (Duro) and unanimously carried to approve the following change orders:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Item</th> <th style="text-align: center;">Cost</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">CO 41 CREDIT</td> <td style="text-align: center;">(\$6,335)</td> </tr> <tr> <td style="text-align: center;">CO 42 R2</td> <td style="text-align: center;">\$32,475</td> </tr> <tr> <td style="text-align: center;">CO 43 R1</td> <td style="text-align: center;">\$4,572</td> </tr> </tbody> </table>	Item	Cost	CO 41 CREDIT	(\$6,335)	CO 42 R2	\$32,475	CO 43 R1	\$4,572
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<b>D. Finance Committee</b>	The Treasurer provided an update at the meeting.								
<b>i. CD Renewal</b>	<b>Resolution:</b> A motion was made (Sandborg) seconded (Duro) and unanimously carried to withdrawing a \$200,000 CD from Merrill Lynch to be deposited with Sunwest Bank reserves.								
<b>4. Consent Calendar</b>									
<b>A. Financial Statements</b>	<b>Resolution:</b> This item was tabled to December's meeting.								

<b>B. General Session Minutes</b>	<b>Resolution:</b> A motion was made (Duro) seconded (Ostergaard) and unanimously carried to That the General Session minutes dated <b>October 24<sup>th</sup>, 2023</b> be approved as presented.																		
<b>C. Expense Items for Ratification</b>	<p><b>Resolution:</b> A motion was made (Sandborg) seconded (Ostergaard) and unanimously carried to approve the following items for ratification:</p> <table border="1" data-bbox="453 386 1248 588"> <thead> <tr> <th>Item/Vendor</th> <th>Source/Reason</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>ServiceFirst</td> <td>24542 Polaris Interior Abatement</td> <td>\$2,338</td> </tr> <tr> <td>ServiceFirst</td> <td>24542 Polaris buildback closet</td> <td>\$1,400</td> </tr> <tr> <td>ARS</td> <td>2024-2025 Reserve Study</td> <td>\$850</td> </tr> <tr> <td>Blue Balance</td> <td>Spa Heater</td> <td>\$5,268</td> </tr> <tr> <td>Brightview</td> <td>2024 Tree Trimming</td> <td>\$38,638</td> </tr> </tbody> </table>	Item/Vendor	Source/Reason	Cost	ServiceFirst	24542 Polaris Interior Abatement	\$2,338	ServiceFirst	24542 Polaris buildback closet	\$1,400	ARS	2024-2025 Reserve Study	\$850	Blue Balance	Spa Heater	\$5,268	Brightview	2024 Tree Trimming	\$38,638
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<b>5. Unfinished Business</b>																			
<b>A. Clubhouse Lighting</b>	<p><b>Resolution:</b> Management was instructed to clarify on the proposal which poles are going to be on the suggested scope's system, and to map these poles.</p> <p><b>Resolution:</b> Management was asked to follow up on the heat being turned off for the pool.</p>																		
<b>B. Community Wide Hydrojetting</b>	<b>Resolution:</b> A motion was made (Sandborg) seconded (Padula) carried with majority (Ostergaard – abstain) to approve South County's proposal for hydrojetting, with consideration for a discussion with South County on scheduling, notices, and phasing of the project.																		
<b>6. New Business</b>																			
<b>A. Requested Agenda Items</b>	<b>Resolution:</b> Management was asked to send the pavers inquiry in the cul de sac of Moon Ring Court to Director Padula for the Maintenance Committee's review.																		
<b>7. Next Meeting</b>	The next Board of Directors meeting is scheduled for Monday, <b>December 18th, 2023</b> 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.																		
<b>8. Adjournment</b>	There being no further business to come before the Board in General Session, the meeting was adjourned at 7:03 p.m. by Board President Steve 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