

**Sea Ridge Condominium Association**  
**Monday, June 17, 2024 | 6:00 p.m.**  
**General Session Minutes**

<b>1. Call to Order</b>	The Board of Directors General Session Meeting was called to order at 6:02 p.m. by Vice President Roger Ostergaard. 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.
<b>Directors Present</b>	Roger Ostergaard, Vice President David Duro, Treasurer Steven Padula, Secretary Ed Schonberg, Member at Large
<b>Directors Absent</b>	Steven Sandborg, President
<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. Owner Forum</b>	<b>Resolution:</b> An owner forum was held.
<b>4. 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>Resolution:</b> A motion was made (Padula), seconded (Schonberg), and unanimously carried to approve Gothic Landscape's new contract in the amount of \$22,000 monthly, for landscape maintenance services.
<b>C. Finance Committee</b>	<b>Resolution:</b> A motion was made (Duro), seconded (Schonberg), and unanimously carried to approve new 6-month and 12-month CD's in the amount of \$100,000 each.  <b>Resolution:</b> Management was asked to inquire with the Association's legal counsel if it would be possible to have a special assessment used to pay off the balance of the Association's repipe loan.
<b>D. Social Committee</b>	<b>Resolution:</b> A motion was made (Padula), seconded (Schonberg), and unanimously carried to approve \$1,000 for the Social Committee to obtain holiday lighting and accessories.
<b>5. Consent Calendar</b>	
<b>A. Financial Statements</b>	<b>Resolution:</b> A motion was made (Duro), seconded (Schonberg), and unanimously carried that the financial statements and reconciled bank statements dated <b>May 31th, 2024</b> 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.

Total Operating Accounts	\$74,362.10
Total Reserve Accounts	\$1,095,900.22
<b>Total Assets</b>	<b>\$1,170,262.32</b>

<b>B. General Session Minutes</b>	<b>Resolution:</b> A motion was made (Padula), seconded (Schonberg), and unanimously carried to approve the General Session minutes dated <b>May 20, 2024</b> as presented.									
<b>C. Expense Items for Ratification</b>	<p><b>Resolution:</b> A motion was made (Padula), seconded (Duro), and unanimously carried to approve the following items for ratification, approved out of meeting:</p> <table border="1"> <thead> <tr> <th>Item/Vendor</th> <th>Source/Reason</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Fontaine Weatherproofing</td> <td>24736 Seacall Way-repair leaks in skylight &amp; staircase</td> <td>\$1,598.00</td> </tr> <tr> <td></td> <td><b>TOTAL</b></td> <td><b>\$1,598.00</b></td> </tr> </tbody> </table>	Item/Vendor	Source/Reason	Cost	Fontaine Weatherproofing	24736 Seacall Way-repair leaks in skylight & staircase	\$1,598.00		<b>TOTAL</b>	<b>\$1,598.00</b>
Item/Vendor	Source/Reason	Cost								
Fontaine Weatherproofing	24736 Seacall Way-repair leaks in skylight & staircase	\$1,598.00								
	<b>TOTAL</b>	<b>\$1,598.00</b>								
<b>6. Unfinished Business</b>										
<b>A. Tree Trimming Bids – Community Wide</b>	<b>Resolution:</b> Management was asked to obtain apples-to apples pricing for this project, and to obtain a price match from Brightview, should a significant variance exist.									
<b>7. New Business</b>										
<b>A. Stucco &amp; Gutter Inspection – 33591 Mooring Court</b>	<b>Resolution:</b> This report was tabled pending further review from Director Padula.									
<b>B. Gutter System Inspection – 33562 Divers Court</b>	<b>Resolution:</b> This report was tabled pending further review from Director Padula.									
<b>8. Next Meeting</b>	The next Board of Directors meeting is scheduled for Monday, <b>July 15<sup>th</sup>, 2024</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>9. Adjournment</b>	There being no further business to come before the Board in General Session, the meeting was adjourned at 7:11 p.m. by Board Vice President Roger Ostergaard.									

**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