

Sea Ridge Condominium Association
Monday, July 17th, 2023 | 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 David Duro, Treasurer Steven Padula, Secretary										
Directors Absent	None										
Seabreeze Management Company, Inc.	Bradley Collins, CMCA, AMS, Senior Community Manager										
2. 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.										
3. Community Reports											
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	The Architectural Committee provided an update at the meeting.										
D. Maintenance Committee	The Maintenance Committee provided an update at the meeting.										
i. Change Order Approval	<p>Resolution: A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve the following change orders:</p> <table border="1" data-bbox="451 1528 1239 1717"> <thead> <tr> <th>Item</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Deck Change Order #1-R1</td> <td>(\$28,628)</td> </tr> <tr> <td>Clubhouse Change Order #38R-2</td> <td>\$14,370</td> </tr> <tr> <td>Change Order #37R-1</td> <td>\$35,706</td> </tr> <tr> <td style="text-align: right;">TOTAL:</td> <td>\$21,448</td> </tr> </tbody> </table>	Item	Cost	Deck Change Order #1-R1	(\$28,628)	Clubhouse Change Order #38R-2	\$14,370	Change Order #37R-1	\$35,706	TOTAL:	\$21,448
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TOTAL:	\$21,448										
ii. Certification of SB 326 Materials	Resolution: Management was asked to have a correct address added to this certification.										
E. Finance Committee	Resolution: Management was asked to maintain the suggested reinvestment funds liquid for the time being.										

4. Consent Calendar													
A. Financial Statements	Resolution: A motion was made (Padula) seconded (Duro) and unanimously carried that the financial statements and reconciled bank statements dated June 30th, 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.												
B. General Session Minutes	Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried to approve the General Session minutes dated June 21st, 2023 as presented.												
C. Expense Items for Ratification	<p>Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried to approve the following ratification items:</p> <table border="1"> <thead> <tr> <th>Item/Vendor</th> <th>Source/Reason</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Gothic Landscape</td> <td>Green Zone Irrigation Corrections</td> <td>\$611</td> </tr> <tr> <td>Gothic Landscape</td> <td>Green Zone Valve Replacement</td> <td>\$642</td> </tr> <tr> <td></td> <td>TOTAL:</td> <td>\$1,253</td> </tr> </tbody> </table>	Item/Vendor	Source/Reason	Cost	Gothic Landscape	Green Zone Irrigation Corrections	\$611	Gothic Landscape	Green Zone Valve Replacement	\$642		TOTAL:	\$1,253
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	TOTAL:	\$1,253											
5. Unfinished Business													
A. 33666 Discovery – Sewer Line	Resolution: A motion was made (Padula) seconded (Duro) and unanimously carried to approve the sewer repairs from South County Plumbing at a cost of \$7,115.												
B. 24522 Sandpiper – Pipe Inspection	Resolution: A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve the sewer repairs from South County Plumbing at a cost of \$490.												
6. New Business													
A. Roofing Inspections – 24436 Moonfire	Resolution: A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve the Fontaine scope at a cost of \$3,885.												
B. Homeowner Requests	Resolution: A motion was made (Sandborg) seconded (Ostergaard) and unanimously carried to approve the Rule changes as presented for mailing.												
7. Next Meeting	The next Board of Directors meeting is scheduled for Monday, August 21st, 2023 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.												
8. Adjournment	There being no further business to come before the Board in General Session, the meeting was adjourned at 6:55 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