

Sea Ridge Condominium Association
Monday, August 21st, 2023 | 6:00 p.m.
General Session Minutes

1. Call to Order	The Board of Directors General Session Meeting was called to order at 6:01 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. Presentation – Severson Plumbing	Severson Plumbing provided a presentation to the Board of Directors.
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. 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.
E. Finance Committee	The Treasurer provided an update at the meeting.
5. Consent Calendar	
A. Financial Statements	Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried that the financial statements and reconciled bank statements dated July 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.

B. General Session Minutes	Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried that the General Session minutes dated July 17th, 2023 be approved as presented.																		
C. Expense Items for Ratification	<p>Resolution: A motion was made (Ostergaard) seconded (Sandborg) and unanimously carried to approve the following items for ratification:</p> <table border="1" data-bbox="451 386 1468 590"> <thead> <tr> <th>Item/Vendor</th> <th>Source/Reason</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>24HRC</td> <td>24542 Polaris remediation</td> <td>\$1,679</td> </tr> <tr> <td>ServiceFirst</td> <td>24542 Polaris buildback</td> <td>\$5,455</td> </tr> <tr> <td>Gothic</td> <td>Moonfire Leak repair</td> <td>\$633</td> </tr> <tr> <td>Gothic</td> <td>Divers Valve Repair</td> <td>\$3,908</td> </tr> <tr> <td>Brightview</td> <td>Fallen branch on 33668 Divers</td> <td>\$498</td> </tr> </tbody> </table>	Item/Vendor	Source/Reason	Cost	24HRC	24542 Polaris remediation	\$1,679	ServiceFirst	24542 Polaris buildback	\$5,455	Gothic	Moonfire Leak repair	\$633	Gothic	Divers Valve Repair	\$3,908	Brightview	Fallen branch on 33668 Divers	\$498
Item/Vendor	Source/Reason	Cost																	
24HRC	24542 Polaris remediation	\$1,679																	
ServiceFirst	24542 Polaris buildback	\$5,455																	
Gothic	Moonfire Leak repair	\$633																	
Gothic	Divers Valve Repair	\$3,908																	
Brightview	Fallen branch on 33668 Divers	\$498																	
6. Unfinished Business																			
A. Hydrojetting Proposals	Resolution: Management was asked to seek clarification on South County Plumbing's proposal for jetting.																		
B. Roof Inspections – Follow Up Scopes	Resolution: Management was asked to table this item until the Board of Directors has an opportunity to inspect the attached scope.																		
7. New Business																			
A. 24662 Dana Point Dr – Concrete Grind	Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried to approve grinding at \$450.																		
B. 24542 Polaris – Drainage Estimate	Resolution: This item was tabled until an updated bid is received.																		
8. Next Meeting	The next Board of Directors meeting is scheduled for Monday, September 18th, 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.																		
9. Adjournment	There being no further business to come before the Board in General Session, the meeting was adjourned at 7:02 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