

Sea Ridge Condominium Association
Monday, September 18th, 2023 | 6:00 p.m.
General Session Minutes

1. Call to Order	The Board of Directors General Session Meeting is scheduled to begin at 6:00 p.m.						
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.						
E. Finance Committee	The Treasurer provided an update at the meeting.						
4. Consent Calendar							
A. Financial Statements	Resolution: A motion was made (Sandborg) seconded (Ostergaard) and unanimously carried that the financial statements and reconciled bank statements dated August 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 (Ostergaard) and unanimously carried that the General Session minutes dated August 21st 2023 be approved as presented.						
C. Expense Items for Ratification	Resolution: A motion was made (Duro) seconded (Padula) and unanimously carried that the following items for ratification be approved: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 33%;">Item/Vendor</th> <th style="width: 33%;">Source/Reason</th> <th style="width: 33%;">Cost</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Item/Vendor	Source/Reason	Cost			
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Rewind Restoration	33541 Sea Gull remediation	\$2,978
Shields	24542 Polaris drainage	\$7,840
24HRC	33566 Seawind Buildback	\$4,549
	TOTAL:	\$15,367

5. Unfinished Business	
A. Hydrojetting Proposals	Resolution: Management was asked to seek clarification from South County Plumbing to verify their bid is to camera the drain lines, then to hydrojet them, and to identify the cost difference if jetting is not needed.
B. Roof Inspections – Multiple Units	Resolution: A motion was made (Padula) seconded (Sandborg) and unanimously carried to approve Fontaine Roofing to perform repairs at 33541 Sea Gull Court at a cost of \$2,995, and to perform repairs at 24716 Seacall at a cost of \$1,495 and to inquire about previous repairs made to 24686 Evening Star to see if this item is covered under a previous warranty.
6. New Business	
A. Concrete Grind – 24446 Moonfire	Resolution: A motion was made (Sandborg) seconded (Duro) and unanimously carried to approve concrete grinding at this residence at a cost of \$650.
B. Buildback Estimates – Multiple Units	Resolution: Management was asked to obtain secondary bids for this work and to provide them to the maintenance committee.
C. Newport Exterminating - Termite Inspection Repairs	Resolution: Management was instructed to provide this work scope to EmpireWorks to see if this area needs replacement.
7. Next Meeting	The next Board of Directors meeting is scheduled for Monday, October 16th, 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