

Sea Ridge Condominium Association
Monday, March 20th, 2023 | 6:00 p.m.
General Session Minutes

1. Call to Order	The Board of Directors General Session Meeting was called to order at 6:03 p.m. by Board 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.								
Directors Present	Roger Ostergaard, Vice President David Duro, Treasurer Steven Padula, Secretary								
Directors Absent	Steven Sandborg, President								
Seabreeze Management Company, Inc.	Bradley Collins, Senior Community Manager, CMCA								
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	No report was provided.								
i. Proposals	Resolution: A motion was made (Padula) seconded (Ostergaard) and unanimously carried to approve Harvest Landscape’s proposal for Dana Point Drive entry area trees and shrubbery at a cost of \$1,658, contingent upon approval of Landscape Committee Lead Dave Kurian.								
C. Architectural Committee	Due to no meeting being held in the month of March, no update was provided by the Architectural Committee.								
D. Maintenance Committee	The Maintenance Committee provided an update at the meeting.								
i. Change Order Approval	<p>Resolution: A motion was made (Padula) seconded (Ostergaard) and unanimously carried to approve the below 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;">Change Order #16R-3</td> <td style="text-align: center;">\$69,750</td> </tr> <tr> <td style="text-align: center;">Change Order #19R-2</td> <td style="text-align: center;">\$17,652</td> </tr> <tr> <td style="text-align: right;">TOTAL:</td> <td style="text-align: center;">\$87,402</td> </tr> </tbody> </table>	Item	Cost	Change Order #16R-3	\$69,750	Change Order #19R-2	\$17,652	TOTAL:	\$87,402
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E. Parking Committee	No Parking Committee update was given.															
F. Finance Committee	The Treasurer provided a summary of the current financials.															
i. Reserve Ratio Requirement	Resolution: A motion was made (Ostergaard) seconded (Padula) and unanimously carried to approve the conditions of the repipe loan covenant to decrease the reserve ration requirement.															
4. Consent Calendar																
A. Financial Statements	Resolution: A motion was made (Ostergaard) seconded (Padula) and unanimously carried to approve the financial statements and reconciled bank statements dated February 28th, 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 (Ostergaard) seconded (Duro) and unanimously carried that the General Session minutes dated February 27th, 2023 be approved as presented.															
C. Expense Items for Ratification	<p>Resolution: A motion was made (Duro) seconded (Padula) and unanimously carried to approve the following items approved outside of regular meetings:</p> <table border="1" data-bbox="451 1060 1248 1356"> <thead> <tr> <th>Item/Vendor</th> <th>Source/Reason</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>24HRC</td> <td>24716 Dana Point Drive – Backyard Paver repair</td> <td>\$3,660</td> </tr> <tr> <td>24HRC</td> <td>33515 Seawind Court Restoration</td> <td>\$8,383.45</td> </tr> <tr> <td>Concrete Hazard Solutions</td> <td>24596 Polaris Drive</td> <td>\$2,350</td> </tr> <tr> <td colspan="2" style="text-align: center;">TOTAL:</td> <td>\$14,393</td> </tr> </tbody> </table>	Item/Vendor	Source/Reason	Cost	24HRC	24716 Dana Point Drive – Backyard Paver repair	\$3,660	24HRC	33515 Seawind Court Restoration	\$8,383.45	Concrete Hazard Solutions	24596 Polaris Drive	\$2,350	TOTAL:		\$14,393
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5. New Business																
A. Sewer Lines – 33666 Discovery Repairs	Resolution: A motion was made (Padula) seconded (Ostergaard) and unanimously carried to approve the proposal from Scott English Plumbing for Option 2, or \$10,689.19.															
B. Roof Repairs – 24662 Seacall Way and 24746 Meridian	Resolution: A motion was made (Padula) seconded (Ostergaard) and unanimously carried to approve roof repairs to 24662 Seacall Way and 24746 Meridian at a cost of \$4,485 and \$4,485.															
6. Next Meeting	The next Board of Directors meeting is scheduled for Monday, April 17th, 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.															

7. Adjournment

There being no further business to come before the Board in General Session, the meeting was adjourned at 6:47 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