SEA RIDGE CONDOMUNIUM ASSOCIATION
GENERAL SESSION MINUTES
JANUARY 21, 2020

Notice of the regularly scheduled General Session Meeting to the membership was posted on the bulletin board at the community clubhouse at 24641 Evening Star, Dana Point, CA 92629.

Call to Order
The General Session Meeting of the Board of Directors of Sea Ridge Condominium Association was called to order by the Board President, at 5:30 p.m. at the community clubhouse, 24641 Evening Star, Dana Point, CA 92629

Roll Call
A quorum was present with the following directors in attendance:

Board of Directors Present:
Karen Card, President
Larry Kounalis, Vice President
Frank Cesare, Treasurer
Timothy Jauch, Secretary

Seabreeze Management Company, Inc Representatives:
Natasha Suarez, CMCA, AMS, Director of Community Management

Board of Directors Absent:
Rick Collins, Member at Large

Agenda items are presented in the originally agenda format for the benefit of the minutes' reader but were not necessarily heard in that order.

Executive Session Disclosure
An Executive Session meeting was held on January 21, 2020 to review homeowner delinquencies, third party contracts and legal matters.

Homeowner Forum
Homeowners were given an opportunity to address the Board of Directors for general matters that may or may not be related to specific agenda items. There were 11 owners in attendance.

CONSENT CALENDAR

A. General Session Minutes
A motion was made, seconded and unanimously carried to approve the November 18, 2019 General Session minutes as prepared by Seabreeze Management.

B. Treasurer's Report- Financial Statement Ending 11/30/2019-12/31/2019
A motion was made, seconded and unanimously carried to acknowledge receipt and reviewed the financial statements and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end.

C. Ratification on Emergency Approvals
A motion was made, seconded and unanimously carried to approve the following proposals that were approved outside a normally scheduled meeting.

- **24742 Morning Star –** roof repairs $2,150.00
- **24476 Morning Star-** Restoration costs totaling $1,695.10
- **24492 Polaris-** Restoration costs totaling $1,850.25
- **33578 Sea Gull-** Consulting for structural engineering $1,800.00
- **24576 Moonfire-** Restoration of unit $3,028.23
- **24722 Morning Star-** Amendment for additional geotechnical services $4,950.00

REPORTS

A. Landscape Committee Report
Chairman, Rosemarie, talked about the tree trimming and requesting to provide approval to pay landscape invoices after confirming work has been completed.

B. Architectural Committee
The Board reviewed the minutes from January 8, 2020. No action was taken.

C. Compliance-Parking Committee
No report provided.

D. Re-pipe Committee
Management provided an update on the scheduling of the re-pipe and is working with Repipe1 on scheduling. The Association will hold a town hall meeting for the re-pipe at the February meeting and will have Repipe1 present to answer questions from homeowners.

D. Work Order Report
The report was reviewed and filed. A motion was made, seconded and unanimously carried to approve the following proposal.

- 24476 Moonfire- Citivest Inc. for $966.00 for replacement of the side garage door

NEW BUSINESS

A. Construction/Maintenance Committee
A motion was made, seconded and unanimously carried to appoint Steve Padula as the Chairman of the Construction/Maintenance Committee.

B. Reserve Study
A motion was made, seconded and unanimously carried to approve the proposal from Advanced Reserve Solutions to complete a full site review with photos at the cost of $1,275.00.

C. Clubhouse Request
A motion was made, seconded and unanimously carried to approve the clubhouse to be used free of charge for a community event to celebrate the life of Gail Sunshine. Management was directed to purchase Single Event Insurance through the Association's insurance carrier for the event.

D. Tennis Courts
This item was tabled for future discussion after the reserve study has been prepared.

E. Organizational Meeting
A motion was made, seconded and unanimously carried for the Directors to hold the following Officer positions.

- Karen Card- President
- Larry Kounalis- Vice President
- Tim Jauch- Secretary
- Frank Cesare- Treasurer
- Rick Collins- Member at Large

F. Vent Screen Audit
This item was tabled until the February 2020 meeting. Management was directed to get additional proposals for the full audit of the vent replacement throughout the community.

G. Rock Barrier on Morning Star
No action was taken on this item as Management already had boulders added to the end of the cul-de-sac at Morning Star.

Next Meeting Date
The meeting will be held at on February 18, 2020 at 5:30 p.m. at the community clubhouse.

Adjourn
Being no other business, a motion was made, seconded and approved to adjourn. The meeting adjourned at 7:21 p.m.

SECRETARY'S CERTIFICATE

I, _____, hereby certify that the foregoing is a true and correct copy of the approved General Session Minutes of the Board of Directors held on the above date.

_____ _____
Secretary Date