

**Seascape Village Owners Association  
General Session Meeting Minutes  
November 15, 2017  
Association Clubhouse**

**Board Members Present:** David Ray, President; Mariam Azadian, Vice President; Martha Lester, Treasurer; Paul Delaney, Secretary; Lisa Passarelli; Director at Large

**Also Present:** Sheryl Sharp, Curtis Management Company and Shanna Whitney, Recording Secretary

**Call to Order**

The meeting was called to order at 6:12 p.m.

**Executive Session**

President Ray informed the membership a summary of the most recent Executive Session Meeting which included: meeting with the Association's Legal Counsel, delinquency and member discipline.

**Homeowners Forum**

Eleven (11) homeowners were present.

**Minutes**

The Board \*MSUA (Lester, Passarelli) the General Session Meeting Minutes from October 18, 2017, as corrected. (5/0)

The Board \*MSUA (Lester, Ray) the General Session Meeting Minutes from November 7, 2017, as corrected. (5/0)

**Financial**

Management provided an overview of the Association's current financial.

The Board reviewed and \*MSUA (Delaney, Lester) the October 2017 financial statement, subject to year-end CPA review. (5/0)

**Delinquency**

No action was needed.

**Committee Reports**

Architectural Report

President Ray provided a report of recent architectural applications.

The Board reviewed the following Architectural Applications:

#5899-The Board \*MSUD (Delaney, Ray) the application to install a front door with a steel door as they do not believe it fit within the current standards. Owner may resubmit with additional visual samples for review. (5/0)

Landscape Report

No report was provided.

Committee appointment will be discussed at the following meeting.

Maintenance Report

The Board President provided an overview of recent maintenance items including repainting of wood, the Del Rey project wall, concrete repairs and review for ranking purposes.

### Pools

The Board Liaison provided an overview of the recent maintenance of pool components and water testing results. A potential idea for a pool beautification change at a planter box near the spa was opened to the membership for their input.

### President Report

No report was provided.

### Traffic

No report was provided.

### Social/Welcome Committee

The Committee representative provided an overview of the upcoming social event.

### **Old Business**

#### SDGE Pedestal

The Board reviewed the proposal provided by James La Fave in regards to options to repair the item. The Board directed management to get a price with the same type of enclosure installed on a concrete pad.

The Board \*MSUA (Ray, Delaney) the proposal provided by James La Fave to repair/replace the SDGE pedestal at a cost not to exceed \$5,000.00. (5/0)

#### Concrete Repair/Replacement

An update was provided that the review of concrete is nearing completion of inspections.

#### Ocean Del Rey Estates

No update was provided.

#### Painting Project

An update was provided on the current painting project. A projection of timeline or scheduling will be requested.

#### Draining/re-filling or R.O Filtering of the Pools

A status update was provided.

#### Replace Stair Hand Railing

An additional bid will be obtained and reviewed at the next meeting. Management suggested placing caution tape until replacement is completed.

#### Preventative Roof Maintenance Proposal

**The Board** \*MSUA (Ray, Delaney) the Peterson proposal for the Roof Maintenance Program for a cost of \$6,700.00 for the 1<sup>st</sup> maintenance visit and \$4,468.00 for the completion of the 2<sup>nd</sup> maintenance visit. (5/0)

#### Non-Officer Board Responsibilities

Responsibilities were reviewed and jobs are delegated to members.

#### Patrol Masters

The Board \*MSUA (Ray, Delaney) the amended post orders. The changes will be effective February 21, 2017.

### **New Business**

#### Additional Monthly Meetings

There will be a meeting held December 5, 2017 and an additional meeting scheduled for January 9, 2017 at 5:00pm.

3325 Paseo Halcon Wood Replacement

The Board \*MSUA (Ray, Passarelli) to approve the Hart's Extermination Company proposal for the replacement of the termite damaged wood listed at 2B for a total price of \$675.00. (4/0 1-Azadian recused)

Flamenco Wall

Director Azadian provided her recommendation on reviewing the fencing that is believed to be owned by Cal trans.

Real Estate Signs

The Board reviewed correspondence in regards to altering the requirements of the signage to include a rider to be added. The Board \*MSD (Ray, Delaney) the request. (2/2 1-Azadian Abstains)

**Correspondence**

The Board reviewed the work order log, violation log, and correspondence sent/received since the last meeting. Correspondence will be tabled and reviewed at the next meeting.

**Next Meeting**

The next General Session Board Meeting is scheduled for Tuesday, December 5, 2017, at the Clubhouse.

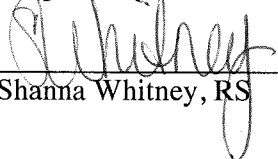
**Adjournment**


The meeting adjourned at 8:23 p.m.

**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Seascape Village Owners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.*

Respectfully Submitted:

  
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Shanna Whitney, RS

  
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Board Signature