

CSA 3 2023 Annual Meeting Agenda

Sunday, February 4, 2024

Seascape Resort Rio Room, 4 pm

1. **Welcome.** Chris Modjeski opened the meeting, greeted the approximate 60 property owners, and introduced the four present Board members: Margit Aramburu, Mark Birns (out of town), Harold Mancusi-Ungaro, and Trink Praxel.
2. **What and where is CSA 3?** Maps were available showing the boundary of CSA3 Seascape Chris gave a brief history started with the creation of the Seascape subdivision project, and later the addition of the newer areas.
3. **Fiscal Reports.** Trink then reviewed the income and expenditures for fiscal year (FY) 2022-2023. The Board is in the middle of FY 2023-2024. Questions were asked about charges by the County and if there is any way of controlling or capping them; the answer is no. There was a question about the outcome of the proposal to increase the annual fee; the proposal failed by a small margin. The Board is not currently pursuing a CSA-wide fee increase, although an increase in a smaller area of CSA3 is being considered to help pay for beach cleanup and security. This would keep in place the current fees CSA-wide. A question was asked about the idea of donations; a system for donations of funds and/or materials for median enhancement has not yet been developed but is under consideration.
4. **Medians.** Jeff Powers the contractor for median maintenance reviewed the ongoing program to control weeds, control gophers, and maintain the existing trees. A questioner asked about the ownership of the sign in the median at San Andreas and Seascape Blvd, and then asked if any rent is being paid to the CSA3 Seascape for the use of the median; it is owned by the Resort and does not currently pay any rent. Board can look into that situation.
5. **Beach.** Harold reviewed the history of beach security since it was added to the CSA3 Seascape mandate in 1995. He noted that the annual fees have not increased since 1996. He reviewed the diminishing services, the increasing costs, and the refinement of jurisdiction to County rules: no fires, no alcohol, no

camping, and all dogs on leash. He reviewed the plan to possibly increase fees in the neighborhood closest to the beach area to continue security and add back trash collection; he noted the County has added trash cans. In addition, CSA3 Seascape has added signs asking that trash be carried from the beach to the trash containers. The County has now determined that a study by a civil engineering firm will be required to analyze the proposal to increase fees in that area closest to the beach; currently CSA3 Seascape Board is seeking bid estimates to evaluate the cost.

Questions were asked about who would fund the required study—the community? or the County? the County DPW Director said it would have to be paid for out of CSA3 Seascape funds. Another asked what would happen if the CSA3 Seascape declined to provide beach services; the County does not provide any special services. County beaches are patrolled only by the sheriff's office, which has limited capabilities, and the County supplies trash cans but no pick up on the beaches per se.

6. Next Annual Meeting and Election of Board Members to two-year term in Fall 2024: Harold reviewed the process and said the details are on the website: csa3seascape.org. Question was asked if the expiring terms are staggered; the answer is no but the Board will consider.

7. Q&A/Comments:

Thank you to Board for serving

Small increase in fees better than a larger fee increase, or increase slowly over time.

Would work in medians have to go to bid; answer is yes.

Are there funds to pay for needed study; answer is yes

How to get bent stop sign repaired; email picture to County Department of Public Works.

Comment: doesn't care for plant palette added in medians on Seascape Blvd near Sumner.

Comment: supports beach security services.

Trink noted the current budget is pretty evenly split between beach and median expenditures.

How was the boundary of CSA3 Seascape determined; Trink said original Seascape developed and then new development on the ocean side of the railroad tracks was added later.

What type of group manages Rio del Mar medians; that is an Improvement Area, a different type of management.

What is Seascape Beach Association; a group made up of various Home Owner Associations.

Can the County add areas at will; no, must be approved by property owners.

8. Board Comments. Margit Aramburu noted she will not be running for the Board in the fall election and that all the work of the current Board will be available to help any new Board members.

9. Adjournment