

**MINUTES**  
**CSA 3 Board Meeting**  
**November 17, 2024, 5:00 PM**  
**Meeting at South Point Coffee Shop**

- I Meeting was called to order at 10:04 AM by Trink
- II Attendance: Tanya Gianatasio, David Koch, Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel
- III Minutes of October 10, 2024 approved
- IV Welcome to Tanya and David
- V Assessment increase for 2024-2025 discusses
  - A Budget reviewed
    - 1 Expect 10-25% increases based on recent experiences (round numbers)
      - a Landscaping as high as \$25-\$30,000 vs \$21,000
      - b Beach security as high as \$18-\$20,000 vs \$16,000
    - 2 Any excess can be used to landscape one median at a time: \$30-\$50,000
    - 3 Round numbers: \$30K + \$20K + \$50K = \$100K
    - 4 25% to 30% overhead → \$150,000 budget, twice current
  - B **Motion made and approved to ask for an assessment increase of \$50 annually with COLA making total per unit homeowner \$100 per year, and businesses \$800 per year.**
- VI Beach Services
  - A Question remains about jurisdiction following Prop 218
  - B Trink will draft letter asking for clarification from the County in writing
    - 1 Board will review via email
    - 2 Follow letter with meeting with County officials
- VII Landscape contract
  - A Anticipating increase next fiscal year
  - B CLI has suggested wildflower mix on unplanted medians
    - 1 Within current budget
    - 2 They can be easily cleared when median undergoes expected replanting.
    - 3 **Motion made and approved to plant California wildflower mix in unplanted medians**

- C Motion made and approved to use existing budget surplus to mulch the entrance median and plant the next front Seascape Blvd median (#2).**

- 1 Trink will see if it needs to go out for bid or included as maintenance

VIII Next meeting: January 3, 2025, 3:00 PM at Seascape Resort or other spot to be mutually agreed up.

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.