

MINUTES
CSA 3 Board Meeting
Wednesday, December 6, 2023
Via Zoom

- I. Meeting called to order at 5:35
- II. Attendance
 - A. Present: Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel; Margit Arambu
 - B. Excused: Mark Birns (Problem with Internet connection)
 - C. Guests
 - a. Jeff Powers
 - b. Steve Luckenbach
- III. Minutes of September 23, 2024, approved with correction of \$4800 landscape estimate
- IV. Financial update
 - A. Reviewed our data compared to County totals for FY 2022-2023
 - a. Tried to break down lump into categories
 - b. About \$1200 to our deficit
 - c. Difference may be accounts payables
 - d. New FY will start with County numbers
 - B. FY 2023-2024
- V. Update on median maintenance
 - A. Weed extermination is going well
 - a. Not getting resprouting with current rain
 - b. Weather dependent re respraying
 - B. Stump removal needs to be resubmitted because they were not comparable
 - C. Irrigation source to the Seascap entrance medians is not obvious
 - a. Asked SC to locate the meters that access those medians
 - D. Reviewed plant palette
 - a. Many native plants do not have color all year
 - b. Some of plant are from other places so that there will be consistent color
 - c. Varieties depend on nursery supplies
- VI. Revisit median at Via Tornasol
 - A. We have asked the County regarding guidance as to who owns and is responsible for the median and its structure.
 - B. There is concern that the structure might fall
 - C. Trink will check with the County
 - D. Will look for three contactors for bid
 - E. Neighbors are willing to pay
- VII. CSA3A subdivision
 - A. Harold has found out that we need a survey by a civil engineer with regard to the impact on the community.
 - a. We need three bids
 - b. Harold has requested bids from four companies
 - i) Two have declined
 - ii) Two have not answered

- B. Trink has asked another company for a bid
- C. Need to contact Zach again to find out who will pay for the report
- VIII. Signs for policing trash
 - A. We want to add signs on the Via Gaviota stairs and the bottom of Via Palo Alto stairs
 - B. Trink is waiting on PO's
- IX. Gate combination has changed
 - A. Our patrol no longer has access to the bottom of Clubhouse Dr
 - B. Harold has asked both the sheriff and the property manager for a contact without results so far
- X. Ask about time of patrol times
- XI. Annual meeting
 - A. Proposed date Jan 28, Feb 4
 - B. Check on clubhouse at the condos on Via Palo Alto
 - C. Church possible choice
 - D. Trink looking in to resort – fee will be required
- XII. Next meeting Jan 22 or Feb 2
- XIII. Adjourned at 6:43 PM

Respectfully Submitted
Harold R. Mancusi-Ungaro, Jr.

CSA 3 Financials - FY 2023-24

July 2023 thru December 2023

20-Sep-23

	FY 21-22 TOTALS	FY 22-23 TOTALS (not confd)	FY 23-24 BUDGET (prop'd)	July 23	August 23	Sept 23	Oct 23	Nov 23	Dec 23	YTD TOTALS
Beginning Balance	11,292	34,737								
Revenue										
Assessment	79,596	79,600	79,600							79,600
Interest	107	166	150							
Other Revenue										
Total Revenue	79,703	79,766	79,750							79,600
Expenditures										
Median Maintenance	21,000	21,000	21,000	1,750	1,750	1,750				5,250
Beach Security	11,675	10,528	14,400	1,200	1,200	1,200				3,600
Water Meters	10,587	6,368	7,000	562	562	562				1,686
Backflow Testing	723	941	1,200		463					463
Tree Work		7,890	5,000							-
Other / Contingency		364	5,000							-
Direct Expenses	43,984	47,091	53,600	3,512	3,975	3,512	-	-	-	10,999
Staffing & Overhead	8,909	18,000	10,000							-
Misc Fees & Services	3,365	3,500	3,500							
Indirect Expenses	12,274	21,500	13,500							-
Total Expenses	56,258	68,591	67,100							10,999
Net	23,445	11,175	12,650							68,601
Ending Balance	34,737		12,650							

Budget only

CSA 3 Financials - FY 2022-23

Balancing to County Totals

6-Dec-23

	FY 21-22 TOTALS	FY 22-23 BUDGET	FY 22-23 TOTALS	FY 22-23 COUNTY TOTALS	DIFF
Beginning Balance	11,292	34,737	34,737	34,736	
Revenue					
Assessment	79,596	79,600	79,695	79,695	
Interest	107		707	707	
Other Revenue					
Total Revenue	79,703	79,600	80,402	80,402	
Expenditures					
Median Maintenance	21,000	21,000	21,000		
Beach Garbage & Security	11,675	30,000	10,528	9,328.20	1,199.80
Water Meters	10,587	15,000	6,368	6,908.55	(540.55)
Backflow Testing	723	1,000	941		
Tree Removal/Pruning		10,000	7,890		
Other: SIGNS			364		
Services & Supplies				32,105.88	(1,910.88)
Direct Expenses	43,984	77,000	47,091	48,343	(1,252)
Staffing & Overhead	8,909	18,000	17,571	17,571	
Misc Fees & Services	3,365	3,500	2,513	2,513	
Indirect Expenses	12,274	21,500	20,084	20,084	
Total Expenses	56,258	98,500	67,175	68,427	(1,252)
Net	23,445	(18,900)	13,227	11,975	1,252
Ending Balance	34,737	15,837	47,964	46,711	1,253

County Total Detail

Program Admin	10,239.87
Div/Dept Overhead	7,331.41
Staffing & Overhead	17,571.28

Misc Services	2,114.05
Accounting/Auditing Fee	398.48
Misc Fees & Services	2,512.53

Services & Supplies	32,105.88	21,000	Median Maintenance
		941	Backflow Testing
		7,890	Tree Removal
		364	Signs
		30,195	1,910.88 DIFFERENCE

County Report	
FY 22-23 Revenue	
Interest	706.55
Service Charges	79,695.00
Total Revenue	80,401.55
FY 22-23 Expenditures	
Misc Service	2,114.05
Accounting/Auditing Fees	398.48
Security Services	9,328.20
Water	6,908.55
Serv & Supp, Other	32,105.88
Program Admin	10,239.87
Div & Dept Overhead	7,331.41
Total Expenditures	68,426.44
Net Increase (Decrease to Fund Balanc	11,975.11
Befinng Fund Balance	34,736.44
Ending Fund Balance as if 6/30/23	46,711.55
Accounts Receivable	
Accounts Payable	3,959.10
Ending Cash Balance 6/30/23	50,670.65
Accounts Payable	
Coastal Landscaping	1,750.00
Security Crime Prevention	1,200.00
Soquel Water District	1,009.10
Total	3,959.10