

MINUTES
CSA3 BOARD MEETING
Thursday, June 20, 2024
South Point at Seascap

- I. The meeting was called to order by Margit at 5:05 PM
- II. Attendance
 - A. Present: Margit Arambu, Mark Birns, Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel
 - B. Guest: Jeff Powers of Coastal Landscaping
- III. Minutes of January 19, 2024, and April 4, 2024, were submitted by Harold were approved
- IV. Beach Security: Harold
 - A. New RFP for FY 2024-2025
 - a. Increase in fees from \$950 + \$250 = \$1200 per month to \$1000 + \$300 = \$1300 per month
 - b. Service includes an initial patrol before 12:00 AM and an additional patrol as needed before 5:00 AM
 - B. Harold will push the company to make the first patrol before 12:00 AM as much as possible
 - C. Recent daily and weekly reports from the patrol
 - a. There is continued damage to the Via Palo Alto stairs
 - i) Harold has reported this to the Parks Department
 - ii) There have been no repairs to date
 - b. There has been graffiti and other evidence of gang activity on the beach but no interactions with gangs per se
 - D. The Parks Department have added extra cans at the top of Via Palo Alto, but are sometimes not enough
 - a. Complaints on nextdoor.com have been noted
 - b. Harold has notified the Parks Department
- V. Efforts to create a CSA3A subdivision: Harold & Trink
 - A. Trink prepared a RFP to go out for bids to civil engineering firms to assess the possibility of creating a subdivision for an additional assessment for beach maintenance, security and trash pickup
 - a. The proposal was reviewed by County officials
 - b. RFPs were sent out to several civil engineering firms
 - B. One firm noted that Proposition 218 passed bars charges or assessments on properties for any service that provides a general benefit, and the beach is a general benefit for the public since it is a public beach
 - C. Harold referred this back to County officials asking for clarification
 - a. The assignment to CSA3 for beach services was in 1994
 - b. The assessment was increased in 1996 to pay for those services
 - c. Proposition 218 was in 1997
 - d. Harold asked County officials to seek advice from the County's attorney if the current CSA3 assessment for beach services are "grandfathered."
 - D. Trink and Harold have asked for a meeting with County officials to discuss options
 - a. We need a legal opinion with regard to ongoing services
 - b. One option may be to assign services to the Parks Department
- VI. Financial update: Trink
 - A. See attached
 - B. We do not have a report from the County for administrative fees
 - C. Water meter fees have increased

- D. We appear to have a surplus
- E. We all agree we should use the surplus to take care of further maintenance
- VII. Update on median maintenance: Trink and Jeff Powers
 - A. We discussed using the surplus to proceed with maintenance and upgrading
 - B. We have confirmed that we want the stumps removed
 - a. Jeff will get bids
 - b. We will vote via email on approving bids for stump removal
 - C. Small medians (circles) (islands) at the entrances off Clubhouse to Via Tornasol and Via Palo Alto
 - a. These are not in the original map or contract for CSA3
 - b. They will be added to the contract for FY 2024-2025
 - c. We resolved that CLI should remove the existing shrubbery
 - d. We will vote via email on approving once CLI can prepare an estimate
 - e. Jeff noted that there is no way to evaluate the presence of any irrigation on those islands or the base of the structure on Via Tornasol until the shrubbery is removed
 - f. Decision regarding replanting will be reserved to a later date
 - D. Medians at the entrance to Seascap Blvd off San Andreas
 - a. There is no water to the irrigation system
 - b. CLI has been watering by hand from a water truck
 - c. Jeff has met with Soquel Creek Water
 - i) There is a meter with water to the meter
 - ii) There is no flow to the median and no back flow to the meter
 - iii) The pipes from the meter to the medians appears to have been plugged
 - d. We resolved that CLI should go ahead with plans to replant the two medians
 - i) Include assessment to reinstall or repair the irrigation
 - ii) Planting based on the square foot estimate of the original proposal
 - iii) We will vote via email on approving once CLI can prepare a complete estimate
- VIII. Plan for annual meeting and election of a new Board
 - A. Trink will seek a Sunday in October from Seascap Resort
 - B. Postings need to be 45 days prior to that date to elicit candidates with ballot posted 30 days in advance of the meeting
 - C. Margit and Mark do not plan to run again leaving at least two opening for new members
- IX. Next meeting: Friday, August 2, 2024, 5:00 PM at a place to be determined
- X. Meeting adjourned 6:10 PM

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.

CSA 3 Financials - FY 2023-24

Jan 2024 thru June 2024

4-Apr-24

	FY 22-23 TOTALS	FY 23-24 BUDGET	FY 23-24 July-Dec	Jan 24	Feb 24	March 24	April 24	May 24	June 24	YTD TOTALS
Beginning Balance	34,737	47,964	47,964							15,837
Revenue										
Assessment	79,695	79,700	79,600							79,600
Interest	707									166
Other Revenue										
Total Revenue	80,402	79,700	79,600							79,766
Expenditures										
Median Maintenance	21,000	21,000	11,994	1,249	1,249	1,249	1,249	1,249		18,239
Beach Garbage & Security	10,528	15,000	7,200	1,200	1,200	1,200	1,200	1,200		13,200
Water Meters	6,368	7,000	4,366	562	562	562	931	931		7,914
Backflow Testing	941	1,200	626		75		75		75	851
Tree Removal/Pruning	7,890	5,000								-
Other Direct Expenses	364	5,000			500					500
Direct Expenses	47,091	54,200	24,186	3,011	3,586	3,011	3,455	3,380		40,629
Staffing & Overhead	17,571	10,000								-
Misc Fees & Services	2,513	3,500								-
Indirect Expenses	20,084	13,500	-							
Total Expenses	67,175	67,700	24,186	3,011	3,586	3,011	3,455	3,380		33,794
Net	13,227	12,000	55,414							45,972
Ending Balance	47,964	59,964	103,378							61,809

Meeting Rm

Not yet paid

