

CSA 3 Board Meeting

Thursday, June 4, 2020, 4-6 pm

1. Meeting via Zoom

Attendance: The meeting was held via Zoom. The meeting was called to order by Margit at 4:00 P.M.

Present: Margit Aramburu, Tom Jorde, Harold Mancusi-Ungaro, Christopher Modjeski, Denis Poole, Trink Praxel

Excused: Mark Birns

Guest: Jeff Powers, Coastal Landscaping, Inc.

2. Minutes of Last Meeting: Harold Mancusi-Ungaro

May 7, 2020 Minutes—NOTE: *Approved by email; posted on CSA3 web page.*

3. Financial Update: Trink Praxel

- a. See attached with projected amounts (highlighted) including tree removal
- b. Projected small surplus \$3,832 with a generous estimate for DPW staff costs, which we do not know yet.

4. Update on Communications with Department of Public Works: Trink Praxel and Harold Mancusi-Ungaro

- a. Will be covered below

5. Median Maintenance: Trink Praxel and Jeff Powers

a. Approval of Bid for Tree Removals (*Action approved at May 7 Meeting*)

- i. Trees were prioritized as we discussed last meeting
- ii. DPW has begun fixing areas of roadway and curbs
- iii. Bids came in for Williams and Paradise; Williams was lower
- iv. Reached out thru Matt Machado DPW to be an intermediary with Robert Loveland in Planning for permit processing
- v. Trees marked with yellow ribbons showing which ones need to be removed, prioritized with one or two ribbons
- vi. Waiting for planning to review, possible waive fees and expedite process since DPW also wants trees removed.
- vii. Estimate \$9560 for remaining trees
- viii. We have learned it takes time for County to get payments in, necessitating some slowdown in process

b. Update on Coastal Landscaping Work-- month of May

- i. Weeding started from St Andreas to Seascape Blvd working down. The whole area has been weeded once, but it is taking longer than expected. The cycle will need to be restarted.
- ii. Area knoll at Seascape Blvd has had a regrowth. Difficult site. Weed barrier makes removal difficult
- iii. Expect weed growth after rain. This will facilitate ability to spray again

c. Proposed Coastal Landscaping Work-- month of June

- i. Discussion about perception of removing the trees
 - 1. Communicate to the neighbors
 - 2. Process to repair roads and prevent further damage
 - 3. Priorities are dead, dying, and damaged
 - 4. Working on preventing future damage
 - 5. Some trees can be replaced immediately
 - 6. We may be able to get Olives that would complement those already there. Arbutus is another possibility.
- ii. Weeding is a multi-event effort over the course of a couple of years, because of the seed bank.
 - 1. Weed-whacking spreads the seeds and creates a worse long-term problem.
 - 2. After second clearing of weeds, look into clearing of dead and dying shrubs later this summer.

6. Update on Beach Patrol and Clean-up Contract: Harold Mancusi-Ungaro

a. Update on Pending 2020-2021 Contract

- i. Our RFP is part of a larger contract handled through the General Services Department. We are waiting for a final determination of the hourly rates involved.
- ii. The overall RFP was approved by the County.

b. Update on Current Activity and Level of Service

- i. Usage is up although beach remains officially closed except for surfing from 11am to 5 pm
- ii. Enforcement seems to be lax as long as there are no blankets and no alcohol
- iii. Sheriffs are present on 2 ATVs from Rio del Mar to Manresa
- iv. We have asked First Security to replace four garbage cans to maintain the summer number of 18.
- v. Harold will see if we can have CSA3 stenciled on the replacements

7. Planning Collaborations with Other Seascope Organizations: Trink Praxel

- a. The following were items of discussion. The Board brainstormed outreach goals related to communication, common projects, and fundraising, but reached no decisions.
 - i. How can we reach out to other organizations in our area with whom it would be good for CSA3 to collaborate? This could eventually include: Seascope Resort HOA, Aptos Beach Association, Seascope Village owners, some larger HOA's, etc.
 - ii. What are other planning issues besides the medians and beaches?
 - iii. Can we get allies for outside funding of neighborhood priorities?
 - iv. What are the neighborhood's priorities?
 - v. What are our goals?
 - 1. Median
 - a. Communication and awareness
 - b. Fund raising for projects
 - 2. Beaches
 - a. What are the common rules?
 - b. Enforcement of rules and regulations
 - c. Signage and improvements
 - 3. Communication and awareness
 - a. Web site
 - b. Continue email newsletter and Nextdoor.com summary

- vi. Reaching out to organizations
 - 1. Aptos Beach Association
 - 2. Seascapes resort
 - 3. Seascapes businesses
 - 4. Sports center
 - 5. Larger HOA's
 - 6. Neighborhood areas of influence
 - a. La Selva
 - b. County Parks
 - c. Coastal conservancy
 - d. Uplands
 - 7. Liaisons
 - a. Finding an individual to share input
 - b. Identify common goals
 - b. Communicate to generate support for what we are doing.
 - c. Include list of HOAs in the minutes. (See attached.)
- 8. Communication from Community and Board Member Announcements**
- a. Generate donations: Denis Poole
 - i. Donations may have to go through the county
 - ii. Spending through the county will have a surcharge when spent.
 - iii. Donations in kind, e.g., tree with a plaque
 - iv. Need to wait for need
 - v. We need to set up mechanism to create a special account for special projects and/or donations
 - vi. Consider reincorporating the Seascapes Improvement Association
 - b. Discussed inviting Supervisor Zach Friend to next meeting to help with County issues, policies, and fees.
 - c. Trink offered to reach out to the Seascapes Resort to invite them to talk with us. Denis will present the issues involving the Aptos Beach Association
- 9. Set Next Meeting Date**
- a. Thursday, July 2, 4:00 PM via Zoom

Respectfully submitted,

Harold R. Mancusi-Ungaro, Jr.

Seascape CSA3 HOAs:

Beachcliff (between Via Palo Alto and Railroad tracks) Attn: Al De Camara,
al@decamaramanagement.com

Sandpiper, Tom Connelly, tconnellywfg@gmail.com, Jacqueline Dodson. Sportscar3@comcast.net. Al De Camara, al@decamaramanagement.com

Seascape Beach Estates,

Seascape Colony I (ABA), Attn: Al De Camara, al@decamaramanagement.com

Seascape Colony II (ABA) Attn: Al De Camara, al@decamaramanagement.com

Seascape Greens Attn: Al De Camara, al@decamaramanagement.com

Seascape Resort Owners Association (ABA) Patti Calhoun, Patti.calhoun@seascaperesort.com

Seascape Uplands (Sphere of Influence) Attn: Al De Camara, al@decamaramanagement.com

Spindrift Attn: Al De Camara, al@decamaramanagement.com, gigi655@comcast.net

The Shops at Seascape Village (ABA) Cypress Property Management, Dave.Kaemmerling@gmail.com

Via Pacifica Gardens, Jamila Alkubati, VPG@cchnc.org

No Response re the following HOAs:

Racquet Landing (ABA) Anderson & Co

Seascape Colony SFRs (ABA) (Via Tournesol) Note: Message left

Seascape Meadows (ABA) John Buchanan, Via Pacifica

Seascape Ridge (ABA) Anderson & Co

Seaview Estates Anderson & Co

1/6/2020

1/22/2020

CSA 3 Detailed Financials

Projected FY 2019-20

1-Jun-20

	2019-20 BUDGET	2019-20 MID YEAR*	Jan	Feb	March	April	May	June	YTD Total Projected	Diff Budget to Projected
Beginning Balance	2,206	(2,206)								
Revenue										
Assessment	79,596	39,798						39,798	79,596	
Interest	75	(42)								
Other Revenue										
Total Revenue	79,671	39,756						39,798	79,554	
Expenditures										
Paradise Landscape	20,000	9,437							9,437	10,563
Coastal Landscaping					1,750	1,750	1,750	1,750	7,000	(7,000)
First Security	22,500	13,629	1,395	1,363	1,460	1,298	3,100	3,100	25,345	(2,845)
Soquel Creek Water	9,600	3,755	628	628	685	685	685	685	7,751	1,849
Jim Clark Backflow	450	462							462	(12)
Williams Tree					2,700			4,700	7,400	(7,400)
Tree Removal Permit		126							126	(126)
Misc Services	4,127	187				13			200	3,927
Direct Expenses Subtotal	56,677	27,596	2,023	1,991	6,595	3,746	5,535	10,235	57,722	
Overhead	9,200	10,888							18,000	(8,800)
Unallocated	16,000									16,000
Total Expenses	81,877	38,485							75,722	6,155
Net	(2,206)	1,271							3,832	
Ending Balance	0	(3,477)								

projected, not actual

overhead %

16%

39%

36%

* First Security and Soquel Creek actuals different from mid-year report due to accruals