

MINUTES

CSA 3 Board Meeting

Thursday, August 11, 2022, 4:00 pm

Meeting online via Google Meet and Zoom

- I. Attendance
 - A. The meeting was called to order by Margit at 4:05 pm
 - B. Attendance
 - 1. Present: Margit Aramburu, Mark Birns, Harold Mancusi-Ungaro, Chris Modjeski, Trink Praxel
 - 2. Guest: Jeff Powers, Coastal Landscaping
- II. Minutes of June 16, 2022: Harold Mancusi-Ungaro
 - A. Minutes approved with amendments
- III. Update on Insurance Claim for Reimbursement of Tree Removal Costs and Tree Replacement: Margit Aramburu, Trink Praxel, Jeff Powers
 - 1. We received payment of \$34,828.75
 - 2. Payment paid directly to Coastal Landscaping to bypass County administration fees
 - 3. Trink and Jeff presented a proposal for additional trees (attached). Proposal includes:
 - a) Purchase and installation of four 60-inch boxed olive trees - good size, healthy root ball, big enough to fit in, small enough to manage
 - b) Placing them on the long median before Dolphin - one in place where tree was destroyed by the accident, and three others in large empty spaces between other existing olives there, creating an attractive undulating sequence of larger and smaller trees.
 - 4. All labor and equipment needed
 - 5. Repairing irrigation in that median to water olives until they are established
 - 6. Good time to plant while soil can be managed
 - B. At this point, Jeff Powers was excused.
 - C. Discussion of Proposal
 - 1. Some felt this was too much money to spend just on trees when overall condition of medians is bare and messy.

2. Trink noted that trees are the first thing that need to be installed before any other plantings.
 3. Discussion about not planting new trees but take care of what we have as the better use of these funds until there is consideration of a future fee increase vote.
 - D. We can be optimistic but cannot be sure we will get an increase in the assessment to be able to afford median improvement
 - E. **Motion: Delay purchase of new trees, proceed with pruning existing trees that is already budgeted. Ask CLI for an alternate proposal of concentrating on one median so we can demonstrate improvement of current appearance. We will review again at next meeting.**
 - F. At this point Margit left the meeting.
- IV. Update re Beach Maintenance, Billing, and Contracts: Harold Mancusi-Ungaro and Mark Birns
- A. Invoices are correct in labeling and amounts
 1. July begins the new fiscal year and change in charges
 2. Regular hours went from \$35.10 to \$36.86 (5%)
 3. Holiday went from \$45.35 to \$47.64 (5%)
 4. Trash was collected only 4 times in July due to staffing
 - B. Accumulation of garbage over the weekend is a recurring problem
 - C. Contract calls for pickup on Friday, Saturday, and Monday, including Memorial Day
 - D. Harold reminded the Board that while we can find other security companies to patrol, none will accept the task of garbage pickup and removal
 1. Two local security companies have been asked to respond to an RFP and one other company for trash removal but have not responded
 2. The issue may be related to staffing
 - E. Mark will contact another landscaping company for possible trash removal
 - F. Trink will get Harold a contact in Parks Department since Parks handles the Greenwaste garbage at the top of the Via Palo Alto Stairs, Hidden Beach Park, and the Trestle.
 - G. Harold will ask Allied to locate the cans at the base of the stairs rather than scatter them.
- V. Annual Public Meeting for 2022: Location, Agenda, Notice of Vacancies, Promotion/Notification
- A. We have an agreement and dates from the Resort to have our meeting
 - B. The resort has an owners meeting in Sept 23 where we can supply information
 - C. Trink plans to reach out to resort for adding information for the owners and see if some of us can attend for information
 - D. Proposed annual meeting on Sunday, October 9 at 4 pm

1. This Columbus Day weekend, so many non-resident owners may be in town
 2. People may have Monday off and be able to stay
 - E. Our rules reviewed (attached)
 1. We need to get announcements out for nominations at least 45 days = Aug 24
 2. Ballot to be posted 30 days before meeting = September 9
 - F. Signs and posters announcing the meeting
 1. Margit will look into making them
 2. Post in shopping center, resort, and medians
 - G. Harold will work on announcement with rules to put on Nextdoor.com, the web site and for our mailings
- VI. Financial Update: Trink Praxel
- A. We won't know County staffing costs till August or September
- VII. Next Meeting Date: Tuesday, September 6, 2022, 5:30 pm
- VIII. Meeting adjourned 5:25 pm

Respectfully submitted,
Harold R. Mancusi-Ungaro, Jr.

CSA 3 Resolution re: Community Annual Meetings and Election of Board Members – September 27, 2021

Whereas the current Board of CSA3 was adopted and voted in at a public meeting on September 22, 2019, and

Whereas it is the responsibility of the current Board to provide guidance for its perpetuation, and

Whereas a mechanism for elections and the Board's election need to be established,

Resolved that

The Board should hold at least one public meeting every fiscal year running from July 1 to June 30, barring exceptions for public health considerations

The Board will consist of five (5) elected members whose terms will run for two (2) years

Should any member of the Board not be able to serve the full two (2) years, the Board will have the option of appointing an interim member selected from property owners to serve out that member's term.

Current or standing members of the Board may run for reelection with no term limits

The Board will call for nominations forty-five (45) days prior to the announced annual meeting for elections to be published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster, and posted on the Seascape neighborhood page of nextdoor.com

Nominations for each biennial election must be submitted in time to be published thirty (30) days prior to the announced annual meeting for elections

Nominations must include a brief biography of the candidate and desire for election

Board members must be property owners within CSA3

A list of nominees will be published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster and posted on the Seascape neighborhood page of nextdoor.com thirty (30) days prior to the announced annual meeting for election

At the annual meeting for election, nominees must be present and are required to make a brief statement

The election and votes will consist of one vote by each property owner present for selection of five (5) nominees on the ballot, i.e., one (1) vote per nominee up to five (5) nominees

There is no cumulative voting

The current Board will appoint among its members a chair to administer the election

At the discretion of the chair, the voting may be by voice vote, hand vote, or written ballot

The chair will announce the five (5) winners of the election at the end of the voting without regard to vote count

The newly elected Board takes charge at the adjournment of the annual meeting.

The announcement of the new Board will be reflected in the minutes, published on the CSA3 website CSA3Seascape.org, distributed via the CSA3 email roster, and posted on the Seascape neighborhood page of nextdoor.com

The current Board County Liaisons will convey the results of the election to the County

At its first meeting, the newly elected Board will select two (2) County Liaisons