



# **SOUTH COAST SHORES HOMEOWNERS ASSOCIATION**

## **NOTICE & AGENDA BOARD OF DIRECTORS MEETING**

**DATE: THURSDAY, JANUARY 25, 2024**  
**TIME: 6:30 P.M. Executive | 7:00 P.M. General**  
**LOCATION: Association Clubhouse**

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Civil Code §4930: The Board may not discuss or act on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.

### **EXECUTIVE SESSION**

Pursuant to Civil Code §4935(a) an Executive Session will be held prior to the General Session to consider any of the following: litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon member's request, regarding the member's payment of assessments, as specified in Section 5665. This is a closed meeting and is not open to owners unless specifically agreed to by the Board per Civil Code §4925(a).

- I. DECLARATION OF QUORUM / CALL TO ORDER** **6:30 P.M.**
- II. CONTRACTS**
  - A. OPPM Janitorial Scope & Contract
- III. DELINQUENCIES**
  - A. A/R Aging Report 12/31/23
- IV. HEARINGS / NON-COMPLIANCE**
- V. LEGAL**
  - A. Rules & Regulations (*February*)
- VI. MINUTES**
  - A. 12/12/23 Executive Session
- VII. ADJOURN EXECUTIVE SESSION** **7:00 P.M.**

### **GENERAL SESSION**

- I. DECLARATION OF QUORUM / CALL TO ORDER** **7:00 P.M.**
- II. EXECUTIVE SESSION DISCLOSURE**

*Civil Code §4935(e): Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.*

### III. HOMEOWNER FORUM (15 Minutes)

*(3 minutes per member / 15 minutes maximum)*

*Civil Code §4925(b), 5000(b): The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.*

### IV. COMMITTEE REPORTS

- A. Landscape Committee by Maurizio Bertoldi
  - a. Relentless Land Care Proposals (10)
- B. Architectural Committee by Maurizio Bertoldi
  - a. Architectural Report 12/01/23 to 12/31/23
- C. Clubhouse Committee by Freddie Troy
- D. Recycling Committee by Susan Todd
- E. Parking Committee by Freddie Troy
- F. Lighting Committee by Vince Salvati
- G. Painting Committee by Susan & Maurizio
- H. Well & Equipment Maintenance Committee by Tony Lonia
  - a. Annual Meter Calibration
- I. Pool Committee by John Donahoe

### V. CONSENT CALENDAR

- A. 12/12/23 General Session Minutes
- B. 11/30/23 Financial Statement
- C. 12/31/23 Financial Statement
- D. Board Member Reimbursement – Expenses (3)
- E. Swan Food
- F. Resolution of Transfer – Civil Code 5380 (b)(6) and 5502

### VI. LIEN RESOLUTIONS

### VII. GENERAL BUSINESS

- A. Annual Fire Extinguisher Service Invoice
- B. Clubhouse Roof Cleaning & Gutter Cleaning Proposals (4)
- C. Draft Reserve Study V0
- D. Severson Plumbing Repair – 1905 W West Wind (Asphalt Repair Needed)
- E. Trash Enclosures & Dumpster Cleaning
- F. Bulky Item Location & Dumpster

### VIII. ITEMS NEEDING IMMEDIATE ACTION

Before discussing any item not on the posted Agenda pursuant to Civil Code §4930(d), the Board shall openly identify the item to the members in attendance at the meeting.

### IX. NEXT MEETING

The next meeting of the Board of Directors will be held on **Thursday, February 22, 2024 at 6:30 pm Executive Session and 7:00 pm General Session** at the Association's clubhouse

### X. ADJOURN GENERAL SESSION

8:30 P.M.

## MAKING A DIFFERENCE TOGETHER



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