

**GENERAL SESSION
BOARD OF DIRECTORS MEETING
SOUTH COAST SHORES HOMEOWNERS ASSOCIATION
*A California Nonprofit Corporation***

MAY 28, 2026

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted on the bulletin board at least four (4) days in advance of the General Session of the Board of Directors held on the above date at the Association clubhouse.

Roll Call

A quorum (Seven Directors per Bylaws) was established with the following Directors in attendance:

Directors Present: Susan Todd, Vice President
Freddie Troy, Secretary
Jowanna Cannon, Treasurer
Tony Lonia, Member at Large
Manny Monreal, Member at Large
Maurizio Bertoldi, Member at Large (arrived at 6:35 p.m.)

Directors Absent: Vincent Salvalti, President

Others Present: Christian Long, CMCA, AMS, Optimum Community Management, LLC.
Lydia Strickland, Assoc. Manager, Optimum Community Management, LLC.

Executive Session Disclosure

In accordance with Civil Code §4935(e), notification is hereby provided of an Executive Session of the Board of Directors held prior to this meeting on May 28, 2026 from 6:33 p.m. to 6:52 p.m. for the following:

- Delinquencies: A/R Aging Report 04/30/26 and Waiver Request
- Minutes: Executive Session 04/23/26

Call to Order General Session

Vice President and Presiding Chair, Susan Todd, called the General Session to order following Executive Session at 7:01 p.m.

Homeowner Forum

In accordance with California Civil Code §4925(b), the Board of Directors provided homeowners in attendance, the opportunity to address the Board during the open forum portion of the meeting. This statute ensures that members may speak on any matter within the Association's jurisdiction, whether or not the item is on the meeting agenda. The following items were presented:

- Dead Tree

Architectural Committee

The Board reviewed the Architectural Committee Report for 4/01/26 to 4/30/26. No further action required.

Landscape Committee

A motion was made, seconded, and unanimously carried to APPROVE proposal #1325970 from Tree Pros dated 05/27/26 for tree trimming for \$11,895.00 to be paid from Operating G/L #61100 (Tree Trimming).

A motion was made, seconded, and unanimously carried to APPROVE proposal #7032E from Relentless Land Care dated 05/20/26 to install agapanthus at side of 3720 Sea Breeze for \$448.00 to be paid from Operating G/L #60200 (Landscape Extras).

South Coast Shores Homeowners Association
General Session Minutes
May 28, 2026
Page 2 of 3

A motion was made, seconded, and unanimously carried to DENY proposal #7033E from Relentless Land Care dated 05/20/26 to fill up hole by lake with Mexican Pebbles.

A motion was made, seconded, and carried to APPROVE proposal #7035E from Relentless Land Care dated 05/20/26 to install yellow lantana and flats of ivy geranium red for \$1,520.00 to be paid from Operating G/L #60200 (Landscape Extras).

OPPOSED: Todd

Clubhouse Committee

The Clubhouse Management Committee was present. A verbal report was given.

Recycling Committee

The Recycling Committee was present. A verbal report was given.

Parking Committee

The Parking Committee was present. A verbal report was given.

Lighting Committee

The Lighting Committee was not present.

Well & Equipment Maintenance Committee

The Well & Equipment Maintenance Committee was present. A verbal report was given.

Pool Committee

The Pool Committee was present. A verbal report was given.

CONSENT CALENDAR

A motion was made, seconded, and unanimously carried to APPROVE the following consent calendar items:

- A. 04/23/26 General Session Meeting Minutes
- B. 04/30/26 Financial Statement
- C. Annual Audit & Taxes Proposals FYE 6/30/26 - Inouye

A motion was made, seconded, and unanimously carried to TABLE the following consent calendar items:

- D. Maturing CD | G/L #15055 | 07/17/26

Asphalt Repair Proposals

The Board reviewed a proposal to slurry seal and make repairs to the Association's asphalt. A motion was made, seconded, and unanimously carried to APPROVE the proposal from JB Bostick dated 05/18/26 to remove and replace asphalt for \$37,355.00 to be paid from Reserves G/L #33600 (General Reserves).

Pool Replaster Proposals

The Board reviewed three (3) proposals to replaster the pool. A motion was made, seconded, and unanimously carried to TABLE the proposals to replaster the pool to the June meeting pending further review. .

Trash Pads Proposal

The Board reviewed a proposal to replace the trash pads. A motion was made, seconded, and unanimously carried to DENY the proposal from City Service Paving dated 02/24/26 to replace the trash pads.

South Coast Shores Homeowners Association

General Session Minutes

May 28, 2026

Page 3 of 3

Concrete Repair Proposal

The Board reviewed a proposal from Concrete Hazard Solutions dated 04/23/26 for concrete grinding and joint repair only. A motion was made, seconded, and unanimously carried to APPROVE the proposal from Concrete Hazard Solutions for trip hazard grinding and joint repair only for \$3,495.00 to be paid from Reserves G/L #33600 (General Reserves).

Next Meeting

Meetings of the Board of Directors are held monthly on the fourth Thursday of the month. The Annual Membership Meeting and Election is held in September. The next meeting of the Board of Directors is scheduled for Thursday, June 18, 2026 at 6:30 p.m. Executive Session and 7:00 p.m. General Session at the clubhouse.

Adjourn General Session

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and unanimously carried to ADJOURN at 7:43 p.m.

SECRETARY'S CERTIFICATE

I, Wini Fred Treay, duly appointed and certified Secretary of South Coast Shores Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date as approved by the Board of Directors of South Coast Shores Homeowners Association.

ATTEST:

Secretary

Dated