



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: THURSDAY, DECEMBER 11, 2025
TIME: 6:30 P.M. Executive | 7:00 P.M. General
LOCATION: Association Clubhouse

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. IAS Contract Addendum
- III. DELINQUENCIES**
 - A. A/R Aging Report 11/30/25
- IV. HEARINGS / NON-COMPLIANCE**
 - A. Hearing – Clubhouse Reservation
- V. LEGAL**
- VI. MINUTES**
 - A. 10/23/25 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. Architectural Committee by Maurizio Bertoldi
 - a. Architectural Report 10/01/25 to 11/30/25
- B. Landscape Committee by Maurizio Bertoldi
 - a. Relentless Proposals (1)
- 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. Well & Equipment Maintenance Committee by Tony Lonia
- H. Pool Committee by John Donahoe

V. CONSENT CALENDAR

- A. 10/23/25 General Session Minutes
- B. 10/31/25 Financial Statement
- C. Approve Draft Audit FYE 06/30/25
- D. CD Maturity | GL#15070 12/14/25
- E. Resolution of Transfer – Civil Code 5380 (b)(6) and 5502

VI. LIEN RESOLUTIONS

VII. GENERAL BUSINESS

- A. Association Priority List
- B. Swan Feed Reimbursement
- C. Clubhouse Roof & Gutter Maintenance (3)
- D. Pool Replaster Proposals (2)
- E. Pool Furniture Discussion
- F. Block Wall Proposals (3)

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, January 22, 2026 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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