

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

JUNE 18, 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

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 June 18, 2026 from 6:30 p.m. to 6:46 p.m. for the following:

- Delinquencies: A/R Aging Report 05/31/26
- Legal: Small Claims
- Minutes: Executive Session 05/28/26

Call to Order General Session

Vice President and Presiding Chair, Susan Todd, called the General Session to order following Executive Session at 6:47 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: There were no items presented.

Architectural Committee

The Board reviewed the Architectural Committee Report for 5/01/26 to 5/31/26. No further action required.

Landscape Committee

The Landscape Committee was present. A verbal report was given by Maurizio Bertoldi.

A motion was made, seconded, and unanimously carried to APPROVE proposal #7070E from Relentless Land Care dated 6/08/26 for repairing the mainline under asphalt at 3710 Sea Breeze at Garage Court Entrance for \$3,500.00 to be paid from Operating G/L #60800 (Irrigation Repairs/Maintenance).

South Coast Shores Homeowners Association
General Session Minutes
June 18, 2026
Page 2 of 3

Clubhouse Committee

The Clubhouse Management Committee was present. A verbal report was given by Freddie Troy.

Recycling Committee

The Recycling Committee was present. A verbal report was given by Susan Todd.

Parking Committee

The Parking Committee was present. A verbal report was given by Freddie Troy.

Lighting Committee

The Lighting Committee was not present.

Well & Equipment Maintenance Committee

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

Pool Committee

The Pool Committee was present. A verbal report was given by John Donahoe.

Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

A motion was made, seconded, and unanimously carried to APPROVE the Board Resolution confirming compliance with Civil Code Sections 5380(b)(6) and 5502 requiring prior written approval of the Board of Directors before any financial transfers greater than five thousand dollars (\$5,000) if 50 or fewer units and ten thousand dollars (\$10,000) for 51 or more units or five percent (5%) of an association's total combined reserve and operating expenses; and Civil Code Section 5500 requires monthly review by the Board of all of the financial statements specified therein; and Civil Code Section 5501 provides that: The review requirements of Section 5500 may be met when every individual member of the board, or a subcommittee of the board consisting of the treasurer and at least one other board member, reviews the documents and statements described in Section 5500 independent of a board meeting, so long as the review is ratified at the board meeting subsequent to the review and that ratification is reflected in the minutes of that meeting.

CONSENT CALENDAR

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

- A. 05/28/26 General Session Meeting Minutes
- B. 05/31/26 Financial Statement
- C. CD Maturity | GL 15055 | 7/17/26

A motion was made, seconded, and unanimously carried to APPROVE rolling over the Certificate of Deposit at Western Alliance Bank, Reserve Account G/L #15055 in the amount of \$107,931.94 plus interest maturing 07/17/26 for a term of seven (7) months at the best available relationship rate.

Inspectors of Election - Annual Membership Meeting & Election

A motion was made, seconded, and unanimously carried to APPROVE appointment of Julian Olson of 1921 W West Wind to act as the Inspector of Election and certify the results of the election in accordance with the adopted Election Rules for the Annual Membership Meeting & Election to be held on September 24, 2026 at 6:00 p.m. with registration at 5:45 p.m. at the clubhouse. Furthermore, Optimum Professional Property Management, Inc. is authorized to receive the ballots and will turn them over to the Inspector of Election prior to the meeting.

Insurance Renewal Quote – Insurance Vendor (Labarre Oksnee) 07/01/26 – 07/01/27

The Board reviewed the renewal policy quote from Labarre Oksnee for insurance coverage renewing 07/01/26 – 07/01/27. A motion was made, seconded, and unanimously carried to APPROVE the renewal quote from Labarre Oksnee dated 07/01/26 to include property coverage with a policy limit of \$73,202,100 and deductible of \$10,000 all other perils, \$20,000 water damage/sewer backup, liability coverage with a policy limit of \$1,000,000, umbrella coverage with a policy limit of \$15,000,000, and Directors & Officers coverage with a policy limit of \$1,000,000 for a total annual premium of \$67,358.00 subject to rate changes to be paid from Operating.

JB Bostick - Asphalt Repair Change Order

The Board reviewed a change order for current asphalt repaving work for two courtyards reflecting the vendor recommended 2-step process for paving because of poor subgrade condition. A motion was made, seconded, and unanimously carried to APPROVE the change order #38846MC from JB Bostick dated 06/02/26 to reflect this change in process for \$17,730.00 to be paid from Reserves G/L #33600 (General Reserves).

Concrete Hazard Solutions – Concrete Replacement Proposal

The Board reviewed a proposal from Concrete Hazard Solutions dated 06/16/26 to build concrete pads for six (6) trash enclosures. A motion was made, seconded, and unanimously carried to APPROVE the proposal from Concrete Hazard Solutions to build concrete pads for six (6) trash enclosure for \$16,560.00 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 July meeting pending further review.

Small Claims Court & Services

The Board reviewed a request to have a small claims court & service trial be postponed to 08/18/26.

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, July 23, 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 7:40 p.m.

SECRETARY'S CERTIFICATE

I, Wendy Fred Ray, 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:

W Ray
Secretary

7/23/26
Dated