

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

JANUARY 23, 2025

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: Vincent Salvati, President
 Susan Todd, Vice President
 Freddie Troy, Secretary
 Jowanna Cannon, Treasurer
 Maurizio Bertoldi, Member at Large
 Tony Lonia, Member At Large

Directors Absent: Manny Monreal, Member At Large

Others Present: Nicole Kardos-Claypool, CMCA, AMS, Optimum Professional Property Management, Inc.

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 January 23, 2025 from 6:30 p.m. to 7:01 p.m. & 7:52 p.m. to 8:08 p.m. for the following:

- Contracts: Asphalt Bids (2) & Lake Management (2)
- Delinquencies: A/R Aging Report 12/31/24
- Legal: Homeowner Correspondence (2) & CTA
- Minutes: Executive Session 12/12/24

Call to Order General Session

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

Homeowner Open Forum

In accordance with State Statute the homeowners present were given an opportunity to address the Board of Directors. The following items were presented:

- Email Reminders about Board Meetings
- Community Events

Architectural Committee

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

A motion was made, seconded, and unanimously carried to ACCEPT the architectural report from 11/01/24 to 12/31/24.

Landscape Committee

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

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A motion was made, seconded, and unanimously carried to APPROVE the proposal from Relentless Land Care, dated 12/10/24, estimate #6169E for a tree removal for \$1,300.00 to be paid from Operating G/L #60300 (Landscape: Replacement).

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Relentless Land Care, dated 1/16/25, estimate #6221E for rehab at 1912 W West Wind for \$1,322.00 to be paid from Operating G/L #60300 (Landscape: Replacement).

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 present. No report to provide at this time.

Well & Equipment Maintenance Committee

The Well & Equipment Maintenance Committee was present.

Pool Committee

The Pool Committee was NOT present. No report.

CONSENT CALENDAR

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

- A. 12/12/24 General Session Minutes
- B. 11/30/24 Financial Statements
- C. 12/31/24 Financial Statements
- D. CD Maturing 2/1/25 – 9 Months
- E. CD Maturing 2/28/25 – 6 Months
- F. Resolution of Transfer – Civil Code 5380 (b)(6) and 5502

Asphalt Proposals (2) – Four Courtyards

The Board reviewed two (2) proposals for remove and replace of four (4) courtyards within the Community. A motion was made, seconded, and unanimously carried to APPROVE the contract/proposal from City Service dated 12/06/24 to Remove & Replace Four (4) Court Yards asphalt with the Option to add Concrete Flowlines for a total cost of \$92,900 to be paid from Reserves. *Furthermore, the Board requested Management to negotiate and request that the pot holes in the court yard also have a small section of asphalt removed and replaced & add PVC conduit in each driveway for future projects.*

Lake Management (2)

Board reviewed two (2) proposals for lake management. A motion was made, seconded, and unanimously carried to TABLE the discussion pending an on-site meeting with the Lake and Well Committee/Board.

Association Priority List

Board review the status of the items listed on the Association Priority List.

Annual CAI Membership Dues / Invoice

A motion was made, seconded, and unanimously carried to APPROVE the Annual CAI Membership for a cost of \$320.00 to be paid from Operating.

Homeowner Correspondence: 2025 W Summer Wind – Damage to Vehicle

Board reviewed the email correspondence from the owner of 2025 W. Summer Wind advising a tree limb fell and damaged their vehicle soft top. No action required.

Director Reimbursement – Susan Todd - \$1,219.16

A motion was made, seconded, and carried to APPROVE the reimbursement request from Director Susan Todd for \$1,219.16 for misc items for the Community & the trenching for the ER Spa Switch.
Abstained: Todd

Homeowner Request: Drone Permission – 2003 W West Wind

Board reviewed the correspondence from Freddie Troy owner of 2003 W West Wind requesting permission for her son to fly his toy drone. Board requested we seek a legal opinion for further review.

Tri-Star Construction – Gate Latch

A motion was made, seconded, and unanimously carried to DENY the proposal from Tri-Star Construction dated 8/26/24 to repair the trash enclosure latch for \$1,265 as the Association wants to seek additional bids.

Gas Leak Repair – Severson Plumbing –

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Severson Plumbing dated 12/16/24 to repair a gas leak at the pool facility and pool room for \$4,469.00 to be paid from Operating.

Annual Certified Manager Disclosure

The following information is provided in accordance with California Business and Professions Code §11502:

- Christian Long has met the requirements and qualifies as a certified common interest development manager.
- Certification was received from Community Associations Institute, Inc. (CAI) on 06/12/15, my certification is current and is in good standing. CAI's telephone number is (714) 479-1022 and is located at 1971 E 4th Street, Suite 280, Santa Ana, CA 92705-3917.
- The location of my principal office is Optimum Professional Property Management, Inc., 230 Commerce, Suite 250, Irvine, CA 92602.
- I do not hold an active Real Estate License.
- The fidelity insurance of the management firm does not cover the operating and reserve funds of your association.

Establish Goals for 2025 Year

A motion was made, seconded, and unanimously carried to APPROVE the following goals:

- Association Priority List

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, February 27, 2025, 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 7:51 p.m.

SECRETARY'S CERTIFICATE

I, Wini Fred Tray, 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 Tray
Secretary

2/27/25
Dated