

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

JULY 24, 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
 Tony Lonia, Member At Large
 Maurizio Bertoldi, Member at Large

Directors Absent: Manny Monreal, Member At Large

Others Present: Christian Long, 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 July 24, 2025 from 6:30 p.m. to 7:07 p.m.. for the following:

- Contracts: Janitorial Service Proposals
- Delinquencies: A/R Aging Report 06/30/25
- Legal: Legal Correspondence (3)
- Minutes: Executive Session 05/22/25 & 6/26/25

Call to Order General Session

President and Presiding Chair, Vincent Salvati, called the General Session to order following Executive Session at 7:07 p.m.

Homeowner Open Forum

In accordance with State Statute the homeowners present were given an opportunity to address the Board of Directors. No items were presented.

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 06/01/25 to 06/30/25.

Landscape Committee

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

Clubhouse Committee

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

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Recycling Committee

The Recycling Committee was present. No report was given.

Parking Committee

The Parking Committee was present. No report was given.

Lighting Committee

The Lighting Committee was present. No report was given.

Well & Equipment Maintenance Committee

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

Pool Committee

The Pool Committee was present. No report was given.

CONSENT CALENDAR

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

- A. 05/22/25 General Session Meeting Minutes
- B. 06/26/25 General Session Meeting Minutes
- C. 06/30/25 Financial Statements
- D. CD Maturing 08/17/25 – First Foundation Rollover
- E. CD Maturing 08/28/25 -- Reserve Transfer – 14210 First Foundation close and put into 15097
- F. Resolution of Transfer – Civil Code 5380 (b)(6) and 5502

Association Priority List

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

Draft Audit FYE 06/30/24

A motion was made, seconded, and unanimously carried to ACCEPT the draft audit and tax returns as presented for fiscal year-ended 06/30/24 prepared by Inouye Shively Klatt & McCorvey, CPA.

Homeowner Correspondence: Kid Activities

The Board reviewed the correspondence from Joella White dated 7/11/25 asking to be placed on the July Agenda to discuss “Kid Activities” with the Board/Association. She was NOT present at the meeting.

Crack in the Wall – Bids Pending

A motion was made, seconded, and unanimously carried to TABLE the discussions of the proposals pending discussing any repairs or compensation by the City.

Janitorial Services – 3 Proposals

The Board reviewed three proposals for Janitorial Service to start Monday, August 4, 2025. A motion was made, seconded, and unanimously carried to APPROVE the proposal from Personal Touch Services (PTC) for routine Janitorial Services for the Pool, Clubhouse, Common Area Bridges for a cost of \$969.92 a month to be paid from Operating G/L – Janitorial Contract.

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

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scheduled for Thursday, August 28, 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 7:55 p.m.

SECRETARY'S CERTIFICATE

I, Wendy Troy, 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 Troy
Secretary

8/28/25
Dated