

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

MARCH 26, 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: Vincent Salvati, President
 Susan Todd, Vice President
 Freddie Troy, Secretary
 Jowanna Cannon, Treasurer
 Tony Lonia, Member at Large
 Maurizio Bertoldi, Member at Large
 Manny Monreal, Member at Large

Directors Absent: None

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 **March 26, 2026 from 6:30 p.m. to 7:00 p.m. for** the following:

- Delinquencies: A/R Aging Report 02/28/26
- Legal: Small Claims Court
- Minutes: Executive Session 02/26/26

Call to Order General Session

President and Presiding Chair, **Vincent Salvati**, called the General Session to order following Executive Session at **7:00 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. *No homeowners were present.*

Architectural Committee

The Board reviewed the Architectural Committee Report for 2/01/26 to 2/28/26. No further action required.

Landscape Committee – Relentless Land Care Proposals

A motion was made, seconded, and unanimously carried to APPROVE proposal #6814E from Relentless Land Care dated 01/07/26 to prepare for six (6) future pads for green refuse containers for \$3,720.00 for \$3,720.00 to be paid from Operating G/L #60200 (Landscape: Extras).

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A motion was made, seconded, and unanimously carried to TABLE INDEFINELY proposal #6830E from Relentless Land Care dated 01/02/26 to thin out Bird of Paradise clusters at 1905 Bay Crest for \$750.00.

A motion was made, seconded, and unanimously carried to APPROVE proposal #6874E from Relentless Land Care dated 02/20/26 to repair possible irrigation mainline leak for \$1,000.00 to be paid from Operating G/L #60800 (Irrigation: Repairs/Maintenance).

A motion was made, seconded, and unanimously carried to APPROVE proposal #6877E from Relentless Land Care dated 02/20/26 to remove four large shrubs for \$135.00, half of the original quoted price of \$270.00, to be paid from Operating G/L #60200 (Landscape: Extras).

A motion was made, seconded, and unanimously carried to TABLE INDEFINELY proposal #6880E from Relentless Land Care dated 02/20/26 to remove a large cluster of giant bird of paradise stump for \$4,484.00.

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. A verbal report was given.

Well & Equipment Maintenance Committee

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

A motion was made, seconded, and unanimously carried to APPROVE the proposal from United Storm Water, Inc. dated 03/19/26 to repair the fountain for \$4,765.44 to be paid from Operating G/L #74915 (Waterscape Maintenance).

Pool Committee

The Pool Committee was not present.

CONSENT CALENDAR

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

- A. 02/26/26 General Session Meeting Minutes
- B. 02/28/26 Financial Statement
- C. CD Maturity – Best available rate GL15097 | \$58,607.62 – 9 Months

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

- A. Proposed Budget for FYE 07/01/26 – 06/30/27
- B. Table 3 Maturing CD(s)

Owner Request: Pool Umbrella Reimbursement – 1903 W Wakeham Place

A motion was made, seconded, and carried to APPROVE the request of Susan Todd owner of 1903 W Wakeham Place dated 03/17/26 for reimbursement from the Association for purchase of pool umbrellas to

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replace the damaged ones in the amount of \$410.78 to be paid from Operating G/L #55300 (Pool/Spa: Supplies).

Abstain: Susan Todd

Owner Request: Pool Furniture – 1903 W Wakeham Place

A motion was made, seconded, and carried to APPROVE the request of Susan Todd owner of 1903 W Wakeham Place dated 03/04/26 for the reimbursement from the Association for purchase of new pool furniture in the amount of \$1,853.78 to be paid from Operating G/L #55300 (Pool/Spa: Supplies).

Abstain: Susan Todd

Internet/Hot Spot Options

A motion was made, seconded, and unanimously carried to CONDITIONALLY APPROVE the proposal from T-Mobile dated 02/10/26 for a hotspot for the pool equipment for \$55/month to be paid from Operating G/L #50700 (Telephone) pending a site walk with the Board.

Homeowner Correspondence (2) – 1911 Bay Crest Street

The Board reviewed two homeowner correspondences from 1911 Bay Crest Street regarding a tree. The Board instructed Management to respond stating that they have a certified Arborist monitoring the condition of the tree.

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, April 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 **7:33 p.m.**

SECRETARY'S CERTIFICATE

I, _____, 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