

1. Call to Order 1:04pm by M Hart. Board members in attendance: M. Hart, Pres. V.P's: T. Engel, V. Nason, V. Linane. Other owners: D. Linane, Z. Hanan, E. Honowitz, D. Manna, M. Nason, C. Schultz, R. Sobel, L. Scarpone, A. Stokes.
2. Reading of last BOD meeting minutes. Motion made and passed to waive reading and approve the minutes of Feb. 3, 2024.
3. Standing Committee Reports-
  - a. Architectural Committee-
    - i. Board approves new aluminum caps for railings to be ordered for balconies. (on-hold pending renovations.)
    - ii. 24436 balcony tile work was approved at installation.
  - b. Building Maintenance-awaiting report on scope of work needed on all decks. Initial inspection on stress test is complete.
    - i. Open items-Pro Tec contract remains on hold. Investigating BINT contractors.
    - ii. Gutter repairs -D. Manna reports work has been completed.
  - c. Finance Committee-M. Hart reports highest increase this fiscal year is due to insurance. The new budget proposal is approximately a 10% increase.
    - i. 2024-2025 Budget includes proposed increase in HOA dues of about 11%.
    - ii. Board approves transfer of \$1580.00 from the reserves building account to the reserves pool account.
    - iii. M. Hart moves 2024-25 budget be approved. Motion made to approve new budget. Three Board members approved. T. Engel request to table it for two weeks to further study it was approved.
  - d. Landscape Committee- D. Manna, V. Nason
    - i. Granada mulch –Motion made and approved to spend \$800.00 on additional mulch to be added to planters in between Granada driveways. V. Nason to contact Artistic Maintenance about mulch and inspection of sprinklers.

e. Pool/Spa Committee-L. Scarpone

i. Board approves pool heater to be turned on May 24, 2024, through Labor Day weekend.

ii. Timer on spa jets found no when no one around, wasting energy. Homeowners are advised to turn off Heater and Spa jets after each use.

4. Old Business-Insurance deductible. No action taken. Policy deductibles will be examined when it is up for renewal.

5. New Business

a. Sea Ridge Condominium Association Demand letter. The Sea Ridge Board of Directors sent a letter demanding our irrigation system be checked to stop a leak from continuing down Sea Ridge's streets and respond by July 2024. M. Hart to call South Coast Water District to investigate leak along greenbelt/parkway on Alta Vista as possible cause, which is on city property. M. Hart will also have water tested to better determine the source.

b. Wright Inspection Deck Engineering report-M. Hart reports that initial inspections show multiple decks will need to be repaired. Depending on estimates of work, the next board may need to evaluate the need for an assessment.

c. Deck stair coating and repairs. Estimates being sought.

d. Balcony railings: Architectural Committee, D. Linane to work on a proposed uniform construction idea. M. Hart to investigate individual homeowners paying for glass railings on their own if they wish to replace them.

e. Other- M. Hart to see about repairs to wall damage outside retaining wall next to pool storage area.

f. Next meeting: **Annual HOA Owners meeting, Sat. Aug. 10, 2024.**

g. Adjournment 2:36 pm.