

Minutes for DBTS Board of Directors Meeting (October 24, 2025) at 24412 Alta Vista Drive, Dana Point, CA 92629. Time 5:00PM.

1. President T. Engel called the meeting to order at 5:05 PM. Greeted all those that attended. Attendees included: T. Engel, V and D Linane, A. Stokes, R. Sobel, Ed and E. Honowitz/Pais, L. Scarpone, V. Nason/Vargas, E. Teichert (Via Zoom)
2. Roll call of board members T. Engel Pres, V. Linane, VP, E. Teichert VP (via Zoom), Ellen VP, Larry Scarpone (Sect).
3. Proof of notice was acknowledged.
4. Reading of May 19, 2025, Board meeting minutes was waived and minutes approved.
5. Election of officers: Existing positions remained unchanged, with exception L. Scarpone replaced V. Vargas as Secretary.
6. Report of officers and committees:
Finance: E. Teichert provided general overview on assessment and project cost for upcoming deck and railing project and procedure for getting to those numbers as noted in CC&R's.

Architectural: D. Linane provided progress/update in writing on deck/railing project in writing along with supporting documents. Updated status of permits for the project. Recommendations on upcoming procedures necessary to move forward on the project.

Landscape: D. Manna had no updates on the landscape. V. Linane was appointed to join the Landscape Committee.

Maintenance: D. Manna provided written update via email prior to meeting on open projects including estimates for replacement of storage shed in Alta Vista garage, estimate on 24432 Alta Vista partial deck repair, wrought iron repair next to garage, water drain issue in garage, frozen shut off valve in pool area, jetting of main plumbing line in Alta Vista garage.

Pool: L. Scarpone provided updates and recommendations of future work that needs to be considered for pool area including fungus issue, broken tiles, acid wash timing and pool resurfacing.

7. Discussion on deck project:

An in-depth discussion on status of deck project from all board members, including a review of contract-recommendation of revisions and additional investigation of primary vendor.

Review of special assessment documentation-amounts and dates to be updated to match new recommended amounts prior to releasing.

Ballot count and procedures were discussed.

E. Teichert proposed two motions to the Board: a) Approve a special assessment for deck and railing reconstruction in the amount of \$1,327,000, subject to approval by a majority of Owners; and b) Subject to majority of Owners approval of the special assessment, award and authorize T. Engel to execute, a contract with Axion CPS in the amount of \$1,154,000, and approve an HOA contingency amount of \$173,000, for the SB 326 deck and railing reconstruction project. The Board approved these motions by a unanimous vote.

8. General: The primary focus of the meeting was centered around the upcoming deck project-cost, assessment amounts and revisions, budgeting, timing, procedures and upcoming action along with other possible alternatives. The team also discussed several previous open items including completion of wrought iron project, possible financing alternatives for deck project assessments, areas of communication on open and ongoing projects for homeowner website access, sump-pump for elevator and water in garage, and a plan to update bank signature status.

9. Unfinished business-continued discussions on deck project and follow meeting on November 15th. Board to send out ballots to homeowners. Additional follow up on value pool, obtain additional proposals on garage drain solution, locate solution and bids for shed replacement, obtain pricing for pool acid wash and additional pool maintenance, bank signature process to add additional person to authorization, locate volunteers to landscape committee, further investigation on Axion's credentials, further analyze cost of heating the pool and jacuzzi.