

Minutes for DBTS Board of Directors Meeting (November 15, 2025) at 33651 Granada Drive, Dana Point, CA 92629. Time 4:30PM.

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 (via Zoom) Ed and E. Honowitz/Pais, L. Scarpone, E. Teichert, G. Robinson (via Zoom), S. Mirhoseni, R. Sanford (via Zoom), D. McClure (via Zoom) C. Smith.
2. Roll call of board members T. Engel Pres, V. Linane, VP, E. Teichert VP, Ellen Pais VP, Larry Scarpone (Sect).
3. Proof of notice was acknowledged.
4. Reading of previous minutes was waived.
5. General: The primary purpose of the meeting was to further discuss the deck project, the special assessment and ballots.

The meeting was called to order with a roll call of attendees, including homeowners and online participants. The agenda was confirmed to have been properly distributed, and the minutes from the October 24th meeting were waived and approved. The meeting proceeded with technical adjustments to audio settings to ensure clear communication for all participants.

The board discussed the special assessment for deck repairs, reversing their previous decision due to new legal advice and additional facts that required assessing all 21 units equally, rather than 20 units and on square footage per unit as previously stated. The board reviewed the project timeline, which began in 2023, with inspections completed in 2024, and proceeded to present the steps taken year-to-date in 2025. The Board reviewed the steps taken in selecting Axion CPS as the contractor for the deck and glass railing system after receiving competitive bids from four contractors. The total estimated project cost is approximately presented was \$1.154 million plus owner contingencies of \$173,000 for a total cost of \$1.327 million. An anticipated assessment of \$64,000 per unit was announced, and once the details of assessment are finalized, the ballots will be mailed out to all homeowners and construction is planned to begin in Q2 2026. The board will review assessment options over the next two weeks to three weeks and revisit potential alternatives before sending ballots to homeowners for a 30-day voting period.

Several points were brought up by the homeowners in attendance, and the Board addressed these concerns. Some of areas discussed included details of the bids, bonding, insurance, CC&R requirements as it applies to the project, payment schedules, timeline for project completion, homeowner participation, the need for contingencies, and possible homeowner and HOA payment alternatives. The board acknowledged the challenges a project of this size can create and assured that the current board is committed to addressing their issues.

6. Unfinished business:

Further review of assessment options and possible Board solution options over the next two-three weeks.

Follow up on stand-alone unit with Wright Engineering for permits with twenty-first homeowner that is now to be included in the assessment and inspection of decks.

Send out PowerPoint presentation from this meeting to all homeowners.

Scheduled next board meeting for December 6th at 4:30PM.

Make new motion for assessment and contractor at December 6th meeting.

Investigate possible loan options for individuals or HOA.

Solidify ballots and prepare to send them out to homeowner following the December 6th meeting.

Schedule ballot counting meeting after 30-day voting period.

L. Scarpino 12/3/2025