

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JUNE 6, 2020**

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Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on June 6, 2020 via Zoom video conferencing.

**DIRECTORS PRESENT:** John Sullivan - President  
Mark Lauria - Vice President  
Cindy Furman - Secretary  
Hugh Batten - Treasurer  
Vito Borruso - Member at Large  
Sam Saul - Member at Large  
Ernie Garcia - Member at Large

**REPRESENTING TSG  
MANAGEMENT:** George Gustave - Account Executive

**ALSO PRESENT:** Jim Flores - Onsite Manager

**Call to Order**

The meeting was called to order at 8:05 a.m.

**Minutes**

*A motion was made by Ernie Garcia, seconded by Hugh Batten to approve the minutes from the May 2, 2020 General Session Meeting as submitted on behalf of the Secretary of the Association. The motion passed (7) to (0).*

**Financials**

- The pool temperature needs to be checked and should be 82/104.
- Review recent termite bill.
- Review why there is no general maintenance.
- Noted the split of EQ- TSG to split the budget.

*A motion was made by Vito Borruso, seconded by Mark Lauria to approve the financial statements for period ending April 30, 2020 pending audit. The motion passed (7) to (0).*

**On-site Manager Report**

Jim Flores provided the onsite managers report in writing but recapped as follows:

1. There was a shooting that occurred at Bahia and was the result of road rage.
2. An individual jumped off the roof.
3. Vehicle theft has occurred, but it was later found.
4. B/C Flooring – Adrian has repaired the drain and installed concrete. Quality control – texture 3<sup>rd</sup> and 4<sup>th</sup> floor.
5. Leak was found in John Sullivan’s unit.
  - a. 53/59/65 Found leak
  - b. 26/32/28/44 Leak showed 6/5.
6. #12 is still reporting a sewer smell and needs a smoke test.

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7. Main water shutoff in Palmer - On Hold and Jim discussed controlled replacement with Doheuy.

**Patio Use**

The Board discussed the C patio. This patio is getting more tobacco and patio use. The Board is also concerned about the hours it is being used. Jim and George will be working on a sign to post at the C deck.

**Mel – Noise issue**

Mel joined the meeting at 9:00am. He received the message from TSG regarding his barking dog. He believes someone was taunting his dog with bird noises. The barking took place when he was left along. Mel has now closed his patio and bedroom doors to limit access. Jim and Mel discussed the noise issues and Animal Control has made a formal complaint.

**SFS**

*A motion was made by Mark Lauria, seconded by Hugh Batten to approve SFS for Semi Annual inspection for \$595.00 per inspection. This is a 1-year contract and not set up for auto renewal. The motion passed (7) to (0).*

**Audit**

*A motion was made by Mark Lauria, seconded by Vito Borruso, to approve the 2019 Audit, pending final review and approval by treasurer. The motion was approved (7) to (0).*

**Action Items**

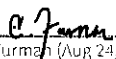
- Send Audios to Mark Lauria.
- Sending the Board individuals who we do not have an email address for.
- Per Vito Borruso, walkthrough for facilities and architect is needed.
- Confirm we received a payment from #3 for P-Trap.
- Sending bill to OSU for Roof Cameras.
- Per Ernie – C Building parking needs attention.

Ernie Garcia has nothing additional to report, but said Adrian did an excellent job at the patio area.

**Adjournment**

With no further business before the Board, the meeting adjourned at 9:54 a.m. The next meeting is scheduled for July 11, 2020 at 8 am.

**Attest:**

  
C. Furman [Aug 24, 2020 16:29 PDF]

**Signature**

**Aug 24, 2020**

**Date**