

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
ANNUAL SESSION MEETING MINUTES  
December 11, 2021**

---

Upon notice duly given and received, the Annual Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on Saturday, December 11, 2021, via Zoom video conferencing.

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

**REPRESENTING TSG  
MANAGEMENT:** George Gustave - Account Executive  
Jim Flores - Onsite Manager

**REPRESENTING  
ACCURATE VOTING:** Courtney Tea

**Call to Order**

The meeting was called to order at 1:15 a.m.

**Homeowners present:**

35 Natalie & Mark Camras	5-Thompkins
72 Tom Stocking	36-Janelle Wolter
37 Roy Dormaier	43-Jim Curran
13 Don Furman	64-Peter Jacoy
21 Eric Glade	54-John Miller
56 Melody Ghabrial	2-Kpjn Renfro
50 Rodney Estle	

**Call to Order**

Upon verification of a quorum, the Annual Meeting of the Member 2021 was called to order at 10:09 a.m.

**Closing of the Polls**

Courtney Tea of Accurate Voting closed the polls closed at 10:12 am.

**2020 Annual Meeting Minutes**

*A motion was made by Jim Curran, seconded by Tom Stocking to approve the December 2020 meeting minutes. The motion was unanimously approved.*

**2021-year of repairs**

- Roofs replacement performed on all roofs except for A Deck with new coating which allowed us to allow existing roof to remain. 10-year warranty-can be recoated each 10 Year period to extend warranty.

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
ANNUAL SESSION MEETING MINUTES  
December 11, 2021**

---

- Also reroofed were the lobby and elevator shafts structures. The abandoned Solar was also removed from the C Building as well. The Boarded thanked Vito for his work on this project.
- Pool/Lobby Renovation – Robin Saul was congratulated in her efforts with these projects.
- C Parking Area reworked.
- Main Water line leak-began in end of 2020 near B garage. A lot of work was involved in tracking down the leak. HOA had to install a new line into complex with City installing a new and the HOA installing a new backflow. The job took 4 days to complete at a cost of \$67,000.00. Doheny Plumbing was commended for the expeditious and professional work on this project. The Board thanked John Sullivan & Jim Flores for their exceptional work with the water lines.
  
- B Building-vertical supports, lateral cracks, and deterioration are being investigated by an Engineer. Chuck Hartman (resident) assisted w/ report and noted crack needs to be filled to prevent further damage.
  
- Elevators-upgraded buttons& door materials.
  
- Plumbing line repairs-no pinholes in the copper but the HOA had numerous cast iron drain issues. We are repairing these issues as needed

**Accurate Voting Meeting Results**

**Board of Directors Vote**

- Mark Lauria            44
- Cindy Furman        40
- Sam Saul              39
- 4 Abstentions

**Special Assessment Vote**

- Yes    40
- No     5

**IRS Ruling**

- Yes    44
- No     0
- Abstain 1

Accurate Voting was thanked for their service. They exited the meeting at 10:37 a.m.

**Financial Report**

**It was noted that**

**245,000**

**30,000**

**\$275,000 Reserves**

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
ANNUAL SESSION MEETING MINUTES  
December 11, 2021**

---

***14,667 going into reserves per month.***

***\*\*1,000,000 in Reserves per study.***

**Financials**

It was noted that the HOA is on budget in all categories but 25K over on insurance due to Workers Comp. Reef Gate is currently getting a reduction from State Farm.

**Approved Assessment**

The Special Assessment of \$500 per month for 7 months will begin on January 1, 2022, per the vote of the Membership. It was also noted that the dues increase to \$695 will begin on January 1, 2022.

**Facilities-Vito**

- C Drive asphalt was repaired-slurry coat to be performed in 2022. It was also noted that the trenching on the B driveway will be repaired as well.
- Main Valve for A/B/C buildings was factored into the special assessment. It was noted that this repair was necessary under a controlled environment otherwise it would have shut down the entire HOA for much longer. We can now shut down the buildings due to properly working shutoffs. Each valve should now take (1) day each to replace.
- Committee would like the trash enclosure area redone.
- Rework interior planters.
- B Building pillars in process.

**Landscape**

- Robin Saul was again thanked for her incredible work in our community.
- New lights have been ordered for the entrance.
- In the process of organizing the Palmer Room.

**Onsite Manager Report**

- Electrical issue in C Building.... main panel issue. John Miller found parts and DLE Electrical and Lighting replaced them. C Building was only shut down for 3 hours.
- It was noted that the phone pedestal needs to be reprogrammed to dial 949 due to phone company changes. Jim Flores is now reprogramming.
- Tony's locksmith recently serviced all locks in the community. Some key cylinders were repaired.
- Phone in elevators need to be replaced.
- A & C elevator doors are in need of adjustments.
- Cast pipe issues throughout the community. HOA is replacing them as needed.
- Owners can call for Special Pickup by trash company for large items.
- Sub-Contractor Doheny & John Miller applauded for the great work at Reef Gate!!!

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
ANNUAL SESSION MEETING MINUTES  
December 11, 2021**

---

- It was noted that people are placing wood chips or paper stuck into locks, so they do not have to use a key.... especially C & A storage. If seen, please remove them! Can owner strengthen door jam in storage? Owner to meet with Jim Flores so that this can be fixed.

**New HOA Updates**

TSG Independent reviewed the issue with regards to electronic balloting.... this is currently not allowed in HOA's per the California Civil Code. There is a new law pertaining the accepting Board Members through acclamation if the open positions match the number of directors running for the election.

**Owners Forum**

**John Renfro** - Need touch up for rust and mismatched paint in the community. He feels that Reef Gate should be viewed as a premier community and details should be addressed immediately.

**Eric Glade** – Would like to see signage upgraded to address issues with people on A buildings roof. He would like more signs, so people are aware of quiet hours.

**Janelle Wolter** - A lot of issues going on at the A Deck. She feels a camera with voice speaker to notify people would help. Board noted the issue was monitoring the camera.

**John Sullivan** - Could cordon off A Deck and stop elevator to this area. Not sure if anyone would agree. He applauded Mark Lauria for his work in organizing and setting up the HOA meetings as well as other projects. He thanked the current Board and owners and noted that he will be staying on the Board for one more year although he will be stepping down as the Board President position.

**Tom Stocking** – Mr. Stocking thanked John personally for his great service to the community.

**Don Furman** – Mr. Furman agreed regarding the statement regarding John Sullivan and thank him for his service as well.

**Amy and Jim Flores** - Noted their appreciation of John Sullivan.

**Adjournment**

There being no further business to come before the Board, a motion was made by Vito Borruso, seconded by Tom Stocking to adjourn the Annual Meeting of the Membership of 2021 at 11:33 a.m. The Motion was unanimously approved.

**Attest:**

---

**Signature**

---

**Date**