

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
April 9, 2022**

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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 Saturday, April 9, 2022, via Zoom video conferencing.

**DIRECTORS PRESENT:**

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

**REPRESENTING TSG  
MANAGEMENT:**

George Gustave	-	Account Executive
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**ONSITE MANAGER:**

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

**Call to Order**

The meeting was called to order at 8:00 a.m.

Mark thanked Jim Flores for work in community. Thanked TSG for work to organize Agenda and Board Package to ensure we have a productive meeting.

GREAT JOB TO BOARD!!!

**General Session Minutes**

*A motion was made by Cindy Furman seconded by Vito Borruso to approve the March 5, 2022, general session minutes as amended. The motion passed (6) to (0).*

**Financials**

*A motion was made by John Sullivan, seconded by Vito Borruso to approve the financials for February 28, 2022, pending audit. The motion passed (6) to (0).*

61410/61610-Research

66220-Run Detail

66311-

\*\*Follow up on water refund due to water main replacement.

- The Board thanked TSG for the workers compensation resolution.
- Move the Special Assessment from Operating to Reserves.
- Western Specialties-Need Deposit!!

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**Supervisor Onsite report**

- Discussed #59
- Jetter Service
- 29/35 leak to be addressed.
- #3 another issue with p-trap.
- FOB issuance went well... Jim and Mark have "app".
- Marcello doing woodwork on "C" building.... "A" needs more work.
- 67/61 reviewed for repairs
- #5 P-Trap needs to be replaced-Master Middle Shower-
- Look at Doheny Bills for billing - Miller \$1400.00, HOA-\$1500.00  
TSG to track full costs.

**Trash Enclosure**

Hold for now due to recent expenditures.

**Casa Tree-Sam**

Casa Romantica leases from City of San Clemente. Sam pulled the city into the matter in hopes of getting a resolution. Denault is pressuring City to protect the Cypress trees. City will attempt to address trimming, but they are having a difficult time getting approval. Most pines have been removed. Sam and Mark have pulled Coastal commission info to see what approvals were obtained by the City-are they complying with the agreement? Potentially ask for full docs from City. Mark to get documented facts from City. Main sewer line is below where trees were planted.

**Architectural**

#15 - was it approved? YES

Sound report from Veneklasen for review of the flooring was obtained for 61/65. If approved, Veneklasen can compile specs for flooring sound attenuation for the HOA.

A motion was made by Vito Borruso, seconded by Sam Saul to approve Phase 1 in the amount of \$1200.00 for an initial inspection. Also, Phase 2 was also approved for \$3,500.00 for phase 1 for initial inspection and also phase 2 for \$3500.00. The motion passed (6) to (0).

**Building B update**

The work on the pillars on Building B will begin on 4/11/22 with Western Specialties to set up staging area. They will need access to some storage area for 4-5 weeks.

**Items on Hold**

Electric Charging Station-HOLD  
Palmer Room Window-HOLD

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**TSG to work with Mark:**

Lease info from Mr. Lee

Adrian-A Building Stairs – John has clamps he will give to Jim

**Patrol One – Hang Tag Information**

- 2 tags per unit
- 72 hours per vehicle.
- Can phone number be added so violator can be contacted?
- How is warning communicated to violator?

Cite 1.... Tow 3

**TSG Issues**

- Unit #1-coorespondence sent by owner.
- Wants more light
- Noise at Unit #7
- Dog issue in Unit #7

#1-Slider is white and not bronze.

**Adjournment**

There being no further business to come before the Board, the meeting adjourned at 9:55 a.m. The next meetings are set for May 21, 2022, 8 a.m. via Zoom.

**Attest:**

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**Signature**

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**Date**