

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 3, 2020**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on October 3, 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
Dr. Nadel - Unit #20

Call to Order

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

Homeowner Forum

Dr. Nadel from unit #20 would like to have the HOA allow him to keep the patio AC unit. He also addressed the smoking issue on the balcony has not stopped. He was notified that the HOA would be attempting to address the smoking issue at the Annual Meeting.

Minutes

A motion was made by Hugh Batten, seconded by Vito Borruso to approve the minutes from the August 22, 2020 General Session Meeting as submitted on behalf of the Secretary of the Association. The motion passed (7) to (0).

Financials

The June Financial Assessment is off by \$650.00.

Budget is looking good:

- Gas is reducing, but slightly above the budget. Should be coming in at or below budget.
- Building Insurance – Review the budget as the cost should be accrued in December.
- Legal expenses have not been budgeted.
- Total Expenses – 2K over the budget.
- Common area – No budget in a couple lines.

Future Budget:

- Sending Hugh Batten last years budget spreadsheet. Possible 4% increase due to minimum wage increase.
- Over the past 3 weeks, there have been 4 very large plumbing issues. Reserves is going to be hit pretty hard before the end of the year.
- What is the YTD for plumbing? Where is it coded?

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A motion was made by Vito Borruso, seconded by Sam Saul to approve the financial statements for period ending August 31, 2020 pending audit. The motion passed (7) to (0).

On-site Manager Report

Jim Flores read his managers' report.

1. We have cracks in drain as well as smell in 6, 12, 18, and 24.
2. Exit button on an elevator has been replaced.
3. Janitor is performing well and reporting other issues that he is not responsible for to Jim.
4. There have been 2 more pool jumpers. Marcello is to add something to stop people from climbing through the staircase.
5. The pool heater has stopped working and it will be replaced for \$3,500.00 Only anticipated to last 2-3 years.
6. Motion sensor has been changed on the cameras, so we are not recording 24/7 but only when motion triggers the cameras.

Pool Heater

A motion was made by Vito Borruso, seconded by Hugh Batten to approve a pool heater replacement for NTE \$4,000.00. The motion passed (7) to (0).

Tel Com Tec

A motion was made by Hugh Batten, seconded by Cindy Furman to approve annual cleaning of the cameras for \$420.00 by Tel Com Tec. The motion was made (7) to (0).

Management Directives

- Get access and print the Google Maintenance report for package.
- TSG to send a letter to owner regarding the nuisance and smoking. Invite to the next meeting.
- Jim Flores to have the parking spot for 67 fixed.

Personal Touch

A motion was made by Mark Lauria, seconded by Hugh Batten to approve Personal Touch's rate increase from \$4,555.00 to \$4,792.00. Fred is currently at \$15 and will be paid \$16 in 2021. The motion was approved (7) to (0).

Elevator B Hall Stations

Rod Billingsley of Scott Elevator – screws are old/rusted, and they feel they cannot be removed. \$4,208 is too high and Rod is pushing to have this included in monthly service. All the covers are tight at this time. It was noted that the State of California has granted extension for completion until end of October. The sump pump in A elevator needs to be inspected.

Pool Refurbishment

John Sullivan does not want to have to spend \$31K on the pool refurbishment. The surface is fine except for the rust and painting the deck is necessary. Would like to take reddish divider, repair, and paint the same color as the rest of the deck.

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- Landscape – The bushes around the Granada wall are good for stopping individuals from climbing over the wall. Would like new ground cover there and to the right of the entry. Look for some large pots and remove some plants and ivy from the front entrance.
- Paint – Perform possible section of paint to see how it looks.
- Rust spots in decking – Core drill, refill, and paint.

A motion was made by Vito Borruso, seconded by Mark Lauria to approve NTE \$7,500.00 for pool refurbishment. The motion passed (7) to (0).

Community Smoking

Have legal draft verbiage for No Smoking CC&R change to be added to the Ballot.

- The main issue is the 13 patio areas.
- To address all areas or none as No Smoking.
- Some felt it was infringing on people's rights.

A motion was made by Mark Lauria, seconded by Cindy Furman to ban smoking in all common areas, to include patios. The motion passed (5) to (1) Vito Borruso to (1) Sam Saul abstaining.

Mold Investigation - #58

Jim Flores has pictures of unit 58. There was never a flood in the unit. There was a drip leak from the unit above. Two feet of the wall board damaged and drip. There is a slight overflow of the kitchen sink and a damaged carpet runner. **There is no sign of mold in the area behind drywall.** Jim Flores and John Sullivan were not able to see the stain in the tiles as reported by the owner. John would like to make repairs to the ceiling in the bathroom. Jim stated it is currently dry and there is no odor. The flood was 1 ½ years ago and not an actual flood. Dr. Lama never mentioned mold or staining. Vito Borruso suggested the HOA get a mold test and if there is mold the HOA is to pay for the test. If there is no mold, the homeowner is to pay for the test. John would like a letter to be sent to the Lama's that inspections (by Jim and John) have been conducted onsite and they do not see or smell mold. Have legal counsel review the letter.

A motion was made by Vito Borruso, seconded by Hugh Batten to approve getting a mold test done asap with Jim Flores in control. If the test is negative, the homeowner is responsible to pay. The motion passed (6) to (1) John Sullivan.

Insurance

Vito to set up a meeting with Chris Dolkas to address insurance. Insurance covers over 33 million and increased building ordinance to 17 million. Covered for 50 million. What would Coastal and City do if it does not cover for code issues. HOA to leave insurance as is for this year.

Landscaping – Ernie Garcia

Thanked Robin for her assistance. Robin and Sam toured the landscape and questioned the water boxes and the time (approximately 4 hours) used for weekly watering. Tank Alot is a portable system on wheels which can be used in hopes of capturing more man hours to help in other areas.

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Adjournment

With no further business before the Board, the meeting adjourned at 11:31 a.m. The next Board Meeting will be the Annual Meeting held on December 12, 2020.

Attest:

Signature

Date