

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
June 5, 2021**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on Saturday, June 5, 2021 via Zoom video conferencing.

DIRECTORS PRESENT: John Sullivan - President
Mark Lauria - Vice President
Cindy Furman - Secretary
Hugh Batten - Treasurer Vito Borruso -
Member at Large
Ernie Garcia - Member at Large
Sam Saul - 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 8:04 a.m.

Minutes – General Session

A motion was made by Cindy Furman seconded by Ernie Garcia to approve the minutes from the April 17, 2021 General Session Meeting as submitted. The motion passed (5) to (0).

Financials

A motion was made by John Sullivan, seconded by Cindy Furman to approve the April 2021 Financials pending audit. The motion passed (5) to (0).

Review gas expenses – 4K/Month-why tracked with last year?

Jim Flores – On site Manager Report

Regarding cabling – having issues with coax cable #37. New cable was installed in 45 – Big Help

B Garage – is currently open – beeping

New garage door company

Jim wants to address issues currently occurring

B Building column

A motion was made by Ernie Garcia, seconded by John Sullivan to approve the South Pacific proposal # 5559 for \$9,500 to install scaffolding on Building B to fix columns. The motion passed (5) to (0).

No Smoking Rules

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Approved. Needs to be phrased positively. George and Mike to review. Send to emails as well.

Jim feels the HOA should have an ARC fee.
Make sure City Lift contacts Jim ASAP

ARC security deposit

A motion was made by Mark Lauria, seconded by Sam Saul to approve the ARC security deposit fee of \$1,000. The motion passed (5) to (0).

Elevator Building C Hall Fixtures

A motion was made by Mark Lauria, seconded by Ernie Garcia to approve the proposal for the Elevator C Hall Fixtures, Estimate 1567 for a cost NTE \$,8,377. The motion passed (5) to (0).

Noted J&J Roofing contracts
B Building Plumbing leak

C Building irrigation was briefly capped. This was not the issue. Tested every line and found nothing.

John to contact San Clemente water to investigate connection from the City.

If normal HOA will need to open up area by B garage to investigate pipe.

Get a hold of Tommy regarding shut down of parking area.
Water seepage has not increased.

Any update on theft – nothing

John Miller started “C” building access to roof

Next meeting August

Discussion regarding Special Assessment

Adjournment

With no further business before the Board, the meeting adjourned at 10:00 a.m.

Attest:

Signature

Date