

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
January 16, 2021**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on January 16, 2021 via Zoom video conferencing.

DIRECTORS PRESENT: John Sullivan - President
Mark Lauria - Vice President
Cindy Furman - Secretary
Vito Borruso - Member at Large
Sam Saul - Member at Large (joined at 9:4 a.m.)

DIRECTORS ABSENT: Hugh Batten - Treasurer
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 8:02 a.m.

The Board had a moment of reflection regarding issues Hugh Batten is going experiencing.

Minutes – Annual Meeting minutes were in the package for review.

Minutes – Organizational

A motion was made by Vito Borruso seconded by Cindy Furman to approve the minutes from the December 12, 2020 Organization Session Meeting as submitted. The motion passed (4) to (0).

Minutes – General Session

A motion was made by Vito Borruso seconded by Cindy Furman to approve the minutes from the December 12, 2020 General Session Meeting as submitted. The motion passed (4) to (0).

Financials

A motion was made by Vito Borruso, seconded by Mark Lauria to approve the financial statements for period ending December 31, 2020 pending audit. The motion passed (6) to (0).

Manager Report – Jim Flores

- Work on restrooms by Doheny Plumbing was completed by a sleeve. Marcello did a great job with the tile replacement.
- Pool-second coat of paint applied
- Spa heater needs replacement \$3,500.00
- Rain gutters are rusting – need to review – do during painting project
- Put together a list of items that need scaffolding

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- Elevator C is having slight issues – door opening and staying open
- Camera contract – Sent to Art...Annual cleaning for \$420.00
- Make sure all contractors and employees are wearing masks
- Thanked Jim Flores and Mark Lauria for cleaning A/B storage and Mark

Palm Tree Trimming

A motion was made by John Sullivan, seconded by Mark Lauria to approve the proposal from PLCM, Inc. for the removal of 7 Palms for a cost NTE \$135 per tree. The motion passed (6) to (0).

Jim to coordinate as cars will need to be removed the day of trimming.

Insurance Review – revisit renewal 60-90 days prior to renewal. Can Farmers write insurance on coastal buildings?

Vito noted change in EQ policy and recommended going with QBE. Vito to work with TSG to review GL coverages.

A motion was made by Vito Borruso, seconded by John Sullivan to approve the Alera Proposal for Earthquake coverage for a cost NTE \$16,468.38 (invoice # 9194). The motion passed (6) to (0).

Smoking Ban

Management to send email again with regards to responses for the smoking ban.

Window Replacement

It was noted that TSG has sent a letter to 64 to replace their windows.

Unit 50 Dog Disturbance

The Board discussed the documentation provided by #50 with regards to dog disturbances. Director Sullivan talked with neighbors to see if they had any formal complaints regarding barking dogs....no complaints were received.

Train Noise

The Board discussed the train noise issues/horn testing and what is currently in progress.

Flooring issue- Floors 2, 3 & 4

The Board discussed the flooring requirements as they pertain to hard flooring and the sound pad that is currently on the market. Mark Lauria researched product – MSC-90 sound transfer control product that is used as a sound barrier. Marks neighbors below joined with Mark in a beta test. Hard Laminate MSC 90 Membrane added cork and flooring. Tested with hard sole shoes, using vacuum, and other modes of creating noise. Mark shared testing results re decibels.

STC- Product has 72 rating on both ITC

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John also sent an email regarding products to be used for sound transmission reduction.

Sam Saul joined at 9:41 a.m.

Mark to review different types of underlayment with different types of flooring

A Motion was made by John Sullivan, seconded by Cindy Furman, to perform hard surface testing in Unit #63. Mark (#63) and neighbor (#57) are to send a letter regarding using this product but if noise is worse, then #63 would have to remove hard flooring and install carpet at owner's expense. The Motion was approved (5) to (0).

Using Proflex MSC-90 product also deals with cracks...foam product between tile and wall.

AC Units

Can a criteria be created for installing AC unit? Units are available with low decibels. Mark Lauria to proceed with further research. Current policy is to add indoor units. The Board is to allow Mark Lauria and Vito Borruso to research use of low decibel AC units. Also, can the HOA handle extra power being drawn by the AC Units? The research is to also include the use of vehicle charges being used in garages.

Add Vehicle charges as agenda item for next meeting.

Unit #58 Damage

The Board is to inspect travertine under sink drainage and baseboard replacement

1. Re-carpet – Owner needs to submit a cost
2. Have travertine cleaned
3. Have John Miller replace baseboard and sink wood.

Executive Minutes

A motion was made by Vito Borruso seconded by Cindy Furman to approve the minutes from the December 12, 2020 Executive Session Meeting as submitted. The motion passed (5) to (0).

The next meeting of the Board of Directors is scheduled for March 6, 2021.

Adjournment

With no further business before the Board, the meeting adjourned at 10:41 a.m.

Attest:

Signature

Date