

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 22, 2020**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on August 22, 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

Call to Order

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

Minutes

A motion was made by Sam Saul, seconded by Hugh Batten to approve the minutes from the July 11, 2020 General Session Meeting as submitted on behalf of the Secretary of the Association. The motion passed (7) to (0).

Financials

*A motion was made by Vito Borruso, seconded by Sam Saul to approve the financial statements for period ending July 31, 2020 pending audit. The motion passed (7) to (0).
2021 Budget: Will have it by September Meeting.*

On-site Manager Report

Mark Lauria addressed the sheet of tracking issues. Only certain people have editing rights.

1. Adrian/Marcello/Fred each have schedules.
2. City Lift – Floors reviewed and repaired.
3. Elevator sills are complete on the C Elevator.
4. Cameras are a big help. They helped locate a purse and keys for owners.
5. There have been unwanted people in the pool.
 - a. Sending a note to all owners regarding guests/owners in pool. Work with Cindy on verbiage and make sure it gets to the renters. Email ASAP and address bringing food, glass into pool and maybe asked to show proof of residency.
6. Get cost of motion sensing cameras at pool and front gate.
7. Jim needs to maintain dryer vents on master list.
8. Need to have cameras cleaned. Do we have a contract to clean? TSG to check with Telcom Tech and to get cost for motion sensor cameras.

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Adrian's Service

Pull all contracts for Adrian's Service and send to the Board. Send a note to Adrian's regarding the additional trash on the slopes and near the trash bins. Are they able to address this?

Integrity Access Management Corp Contract Gate

A motion was made by Sam Saul, seconded by Vito Borruso to approve the gate contract with Integrity Access Management Corp. The motion was made (7) to (0).

Smoking

The Board discussed placing the "No Smoking: on the agenda to vote at the Annual Meeting of the Membership.

C Building Roofing

Attending the meeting: Kris Locken
 Cliff Brown - Cliff Brown Roofing

The Board discussed the "B" & "C" Roofs with Cliff Brown and Kris Locken (Fibertite)

Fibertite

- Moving from Built up roofing or torch down.
- Cleaner, safer, more cost efficient.
- Any upgrades on roof (solar) are easier to work on.
- Warranty is ok with ponding water – 72 hours of daylight.

Tightest weave in membrane. PVC is flexible.

- Roof can easily be covered – install ½ separation, then install membrane.
- Install over current roof.
- Parapets will be repaired at the same time
- 20-year warranty – longer life expectancy.

Adjournment

The Board adjourned at 9:30 a.m. to the Executive Session to discuss a homeowner matter.

Return to General Session

The meeting was called to order at 10:31 a.m.

***Adding "Smoking" to the September Meeting.**

Landscape – Ernie

Robin Saul offered some suggestions for the landscape. Ernie will send comments and the Landscape Committee can send their input.

Pool Area Refurbishment – Mark Lauria/Robin Saul

- When is the pool resurfacing to be done?

A motion was made by Mark Lauria, seconded by Vito Borruso to approve moving forward with the pool refurbishment project for NTE \$42,000.00. Mark Lauria and Robin to coordinate.

- Look at all aspects of the pool. Withdraw Motion.

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Reimbursement – Robin Saul

A motion was made by Vito Borruso, seconded by Mark Lauria to reimburse Robin for the panels. The motion was approved (7) to (0).

Adjournment

With no further business before the Board, the meeting adjourned at 11:05 a.m. The next Board Meeting will be held on October 3, 2020.

Attest:

Signature

Date