

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
March 5, 2022**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on Saturday, March 5, 2022, via Zoom video conferencing.

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

**REPRESENTING TSG
MANAGEMENT:** George Gustave - Account Executive

ONSITE MANAGER: Jim Flores - Onsite Manager

HOMEOWNER PRESENT: Chuck Hartman

Call to Order

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

General Session Minutes

A motion was made by Cindy Furman seconded by Ernie Garcia to approve the January 22, 2022, general session minutes as amended. The motion passed (7) to (0).

Financials

A motion was made by John Sullivan, seconded by Vito Borruso to approve the financials for January 31, 2022, pending audit. The motion passed (7) to (0).

Gas/Sewer/Water-following up on water refund.

Common Area Maintenance-+1000.

Elec/Gates-\$2500.00

*****Earthquake-move budget to Earthquake insurance to cover expense.***

*****Special assessment-add to budget.***

Reserve Discussion

Where are we with current reserves. Hugh Batten will run a projection for review

- B Building
- Water Main
- C Roofing

WIP Verify available \$-Liquidity at Bank of America
Review cash flow on Reserve

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TSG Notice to owners regarding projects:

- Valve replacements - HOLD
- Slurry on B & C - HOLD
- B Building - 1 week later.
- Water Main - Potentially April.

Manager report

- Marcello's trimmed brush in front of A Building.
- Trash bin locking-door needs to be repaired, then it will be locked.
- "A" Building Carpet - Needs to be reviewed. Surface on Hallway on 2nd and 3rd levels.
- Metal stairs are deteriorating. John said you can buy metal clips. He will show Jim Flores.

A motion was made by Vito Borruso, seconded by John Sullivan to allow trickle chargers no greater than two amps to be plugged into garage outlets upon obtaining permission from Jim Flores who will review each request. The motion passed (6) to (1).

Check cost to install a 40 AMP breaker in a general location by the lobby.

Facilities Committee

Architectural requests were reviewed for 15 & 18

#5 P Trap – owner is remodeling bathroom, so John Miller accessed P-Trap and noted that it is in poor condition. Problem is between bathrooms. John Miller can jackhammer and replace concrete to get at pipe for a cost of \$1,200.

Hard Flooring - Mark, Hugh, and Chuck to meet and review the hard flooring situation around March 14th. Sam would like a meeting with Mark and his below neighbor to check out the issue personally.

B Building Concrete – It was noted that detailed drawings have been completed and reviewed with the material manufacturer. The project has been delayed 1 Week-March 14th.

WIP Palmer Room window replacement. 2900. Hold for now.

Meter cluster inspection - DLE inspected three panels using infra-red technology to check for heat. They found and tightened three loose pins. DLE will be providing a report.

Landscape Committee

What is being done under Ernie's Deck-no sun. Difficult to plant.

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Workers Compensation Reconciliation

It was noted that TSG will be reconciling the Workers Comp account and reporting back to the Board.

New Business

Packages in Lobby – Management to email owners that there are packages in the lobby that need to be picked up. UPS had problems getting into the community.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 9:41 a.m. The next meetings are set for April 9, 2022, 8 a.m. via Zoom.

Attest:

Signature

Date