

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
July 31, 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, July 31, 2021 via Zoom video conferencing.

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

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

ALSO PRESENT: Jim Flores - Onsite Manager
Steve Mariani - Camras Family

Call to Order

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

Minutes – General Session

A motion was made by John Sullivan, seconded by Ernie Garcia to approve the minutes from the June 5, 2021, General Session Meeting as submitted. The motion passed (6) to (0).

Financials

A motion was made by Vito Borruso, seconded by Cindy Furman to approve the May/June 2021 Financials pending audit. The motion passed (6) to (0).

Look at Electricity as it appears something may be coded incorrectly. It was noted that gas usage is high. C garage gas line by wall on Corto pipe is looking poor...should consider replacement.

Onsite Manager Report

Jim Flores gave his onsite manager report.

- Multiple plumbing issues during the 4th of July holiday.
- Leak in B garage
- Doheny Plumbing & John Miller are great assets to the HOA

Parking Issues:

- Recommends \$100.00 fine for parking violations.
- Parking in someone else's space is an issue.
- Remind owners of Tow Company...send Jim the phone number.
- send email reminder.

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Dogs: Send email reminder to owners regarding dog weight.

Unit #35-Camras Unit:

- Identifying storage units-which one.
- Beach Walk trip issues was noted.

Closed General Session to move to Executive Session at 8:33 a.m.

Open General Session at 9:08 p.m.

C Building gate:

- Send a reminder to all owners that all lockboxes should be removed or identified. They should be on Corto Gate and all should be identified.
- Deadline is August 31, 2021
- If Corto lockboxes are not identified they will be removed.

A motion was made by Mark Lauria, seconded by Vito Borruso to require all lockboxes be identified by unit & install on Corto by Deadline August 31, 2021.

Motion passed (6) to (0).

It was noted that George Gustave left meeting at this time.

Accurate Voting Contract

A motion was made by Mark Lauria, seconded by Cindy Furman to approve the Accurate Voting Contract for 2021. The Motion was passed (6) to (0).

Building A gutter

It was noted that this gutter will be replaced by Marcello. Cost of materials to be determined in the coming week.

Plumbing Reimbursement

Management was requested to seek plumbing reimbursement from #41.

#23-there will be a credit from Doheny Plumbing on next billing in amount of \$424

#35- not paid- \$835 for work that John Miller did that that the owner is responsible for.

Follow up with George- Doheny work \$900; \$1700 bill; Doheny bill is part of it.

Structural Review

There is already an approval for \$9,000 for scaffolding and repairs to cracks on 2 vertical columns and an area under Unit 25. The Board reviewed whether they should fill openings and seal from moisture and sand or wait for engineering consultation. Retired Architect Chuck Hartman will be asked for his recommendations as engineering consultation may take some time. The Board will ask him to be a facilitator for bids for structural engineers. There are many support beams to be evaluated in storage areas, hillside, and "B" garage.

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A motion was made by Mark Lauria, seconded by Sam Saul to form an investigatory committee made up of John Sullivan, Mark Lauria, Vito Borruso, and Jim Flores. The Committee will walk through with engineers, review bids, and focus on areas of concern. The Committee will also work with Chuck Hartman. The motion passed (6) to (0).

Walter Schwitzer stated that all the cracks in concrete present a negative perception of the community.

It was reported that there are cracks that need to be filled in parking space #16 as it is leaking into the storage unit below. It is getting water from floor with hairline cracks, hairline crack on horizontal beam, cinderblocks between beams and stucco vertical and horizontal beams. John Sullivan to be sought out for further clarification.

Parking area slurry coat and striping

Vito will take care of scheduling in front of "C" and the slurry coat in front of "B" is not needed at this time. Sam suggests waiting until after roof work to slurry and stripe.

B & C Roofing

"B" and "C" building are to be notified via email as well as onsite notice regarding the inconvenience of the roofing. Jim Flores to place signs. It was noted that no special assessment for roofing was needed at this time.

Solar Panels will be removed as a part of the roofing process.

Adjournment

With no further business before the Board, the meeting adjourned at 10:25 a.m. The next meeting will be September 28, 2021.

Attest:

Signature

Date