

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
March 4, 2023**

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Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on March 4, 2023, via Zoom video conferencing.

**DIRECTORS PRESENT:**

Mark Lauria	-	President
Sam Saul	-	Vice President
Cindy Furman	-	Secretary
Vito Borruso	-	Treasurer
John Sullivan	-	Member at Large
Melad Ghabrial	-	Member at Large
Ernie Garcia	-	Member at Large

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

**ALSO PRESENT:** Jim Flores

**Call to Order**

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

**Minutes – General Session Meeting**

*A motion was made by Vito Borruso, seconded by John Sullivan, to approve the January 14, 2023 General Session meeting minutes. The motion passed (7) to (0).*

**Minutes – Special Meeting**

*A motion was made by Vito Borruso, seconded by John Sullivan, to approve the February 6, 2023 Special Meeting Session meeting minutes. The motion passed (7) to (0).*

**Financials**

*A motion was made by Ernie Garcia, seconded by John Sullivan to approve the financials for the period ending January 31, 2023, pending audit. The motion passed (7) to (0).*

PWB opened two CD's: \$200,000 at 4.07%, and \$300,000 @ 4.07%.

Merrill Lynch was closed. Also, two money markets were opened, and reserves were deposited. PWB has savings accounts at 4.07%.

Utilities were noted as over budget by \$1,000. Management to move EQ insurance to the proper insurance coding and adjust budget accordingly.

**Special Assessment – Update**

To date, \$133,000 has been collected from the special assessment.

**Roof Repair**

Roof repair costs \$79,000 with J&J roofing. Management to provide bid.

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**Jim Flores - Onsite Manager Report**

- The **A** Building steps should be moving forward.
- Marcello is doing a lot of cleanup due to recently inclement weather.
- Amazon called regarding a re-key update and a 5-year lease on the locker. We would like to determine if we can remove the locker at any time.
- After three attempts, Unit 21's roof leak is repaired.
- The **A** Elevator went out over the weekend. It lands at the sun deck by default to keep it out of the weather.
- Chuck is working on the B/C driveway review.
- We are waiting to schedule the dryer vent work until confusion surrounding the bid is cleared up by Jim.
- The storm drain repairs have been completed.
- Jim had a discussion with the owner of 46 about their rusting window. They are remodeling and expect to take care of it during the remodel.

**Ernie Garcia – Landscape**

Sam, Mark, and Ernie met with Casa Romantica's Board Chair and Secretary. Conservative approach – indicated needs and requests regarding trees and hours of operation. Casa stated that the City sets the number of permitted events. Something needs to be done. The Casa's Board visited Reef Gate to inspect and see what the issues were. Currently, they are in violation of issues, but the Board will remain positive.

There was a wedding on 2/3/23. Weddings should have no noise during tear down at night. Trucks should not arrive too early the next day. The entire tenting setup was still standing in the morning. It was noted that the Casa was switching event rental companies and that may have an impact on the noise issues.

Tree trimming was discussed. They have a better understanding of what Reef Gate is dealing with.

Another meeting was scheduled for a further update.

**Architectural Committee**

Rule for rentals: Need to send out current version as soon as possible.

*A motion was made by Vito Borruso, seconded by Melad Ghabrial, to approve the revised rules and regulations for rentals as presented with comments. The motion passed (7) to (0).*

**"A" Elevator Update**

The Board noted their goal to get this work completed by June.

*A motion was made by Vito Borruso, seconded by Cindy Furman to approve a revised bid, not to exceed \$5,000, and an additional \$5,000 for door replacement, with final review by the Committee Chair. The motion passed (7) to (0).*

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**PUSH ON INSTALL!**

Management to provide the Board with hourly rates for Specialized Elevator, both for regular and weekend rates.

**Adjournment**

There being no further business to discuss, the Special Meeting adjourned at 9:07 a.m.

**Attest:**

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**Signature**

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**Date**

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**ACTION ITEMS**

1. Adjust budget for insurance.
2. Look for J&J Roof Repair bid (79K)
3. Send out revised Rules and Regulations along with Patrol One parking instructions.
4. Push on install for elevator A
5. Get regular and weekend rates for Specialized Elevator and send to BOD.