

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
May 21, 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, May 21, 2022, via Zoom video conferencing.

DIRECTORS PRESENT:	Mark Lauria	-	President
	Vito Borruso	-	Vice President
	Cindy Furman	-	Secretary
	John Sullivan	-	Member at Large
	Ernie Garcia	-	Member at Large(absent)
	Sam Saul	-	Member at Large(absent)
REPRESENTING TSG MANAGEMENT:	George Gustave	-	Account Executive
ONSITE MANAGER:	Jim Flores	-	Onsite Manager
HOMEOWNER PRESENT:	Kelly Tompkins #5		
	Chuck Hartman		

Call to Order

The meeting was called to order at 8:02 a.m.

General Session Minutes

A motion was made by Cindy Furman seconded by Vito Borruso to approve the April 5, 2022, general session minutes as amended. The motion passed (4) to (0).

Financials

A motion was made by John Sullivan, seconded by Vito Borruso to approve the financials for March/April 2022, pending audit. The motion passed (4) to (0).

- Sewer & Water...can we separate the bills on the financials.
- Review insurance payment and post budget to offset the payment.

CD-BANK OF AMERICA

A motion was made by Vito Borruso, seconded by Cindy Furman to close the Bank of America CD and not to renew it. The motion passed (4) to (0).

Audit

A motion was made by Vito Borruso, seconded by John Sullivan to approve the audit review. The motion passed (4) to (0).

Supervisor Onsite report for June

- Rust from window-Unit 46. Jim will assist with the inspection
- B Building going well. Couple of changes in orders have been submitted and approve. Going into June because of weather.
- Unit 18 started remodel. Dumpster leaving next week. Nolan doing remodel. Remodel during summer-no written rule stating not to do remodel in summer.

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GENERAL SESSION MEETING MINUTES
May 21, 2022**

Took two months to get permits.

- Striping C parking/visitor-HOLD
- Valve replacement. HOLD
- Amazon packages-Tel Con Tech to bid adding extra cameras (1) \$2300.00, (2) \$3700.00 on the top of the lobby facing John's unit to catch people jumping over wall. HOLD
- Package deliveries-On Trac is an issue.
- Trash enclosure gate: steel door-HOLD
- Get price for installing spikes on wall by lobby and Johns unit.
- Vito wants to schedule striping.
- Pull balance of asphalt and striping-what was paid that we did not get.
- #70 unit-Toilet overflow. Owner clogged toilet-Owner's responsibility.
- Jim, Chuck, and Vito to meet to review the pillar on the south of B Building has cracking & spalling. Nothing structural. They are to have it repaired.
- Jim is meeting with Adrian weekly. Door on trash enclosure was attempted to be repaired.... needs a better fix.

Architectural

- Mark Lauria – The sound engineer, Venaklassen, has completed the testing.... Mark will share once fully reviewed.
- Hard surface is not going to be good!!!!
- Airborne/impact noise/walking were compared to National standards
- Mark to discuss further with unit 65.

Western Specialty Contractors

A motion was made by Vito Borruso, seconded by Cindy Furman to approve the change the order for Western Specialties for (1) \$14,100.00 and (2) \$46,600.00 for extra work on the B Building. The motion passed (4) to (0). Chuck noted that for the amount of work being done the HOA is getting a good deal.

"A" Building Stairs

"A" Building stairs are being reviewed as well as a potential trip hazard in parking area.

Board Member Resignation

The Board noted and accepted Hugh Batten's resignation. Since the Annual meeting is in November, the Board will wait until that time to fill the position.

Workers Comp Refund

Management noted that they were able to obtain a substantial refund for the Workers Comp audit.

Patrol One

The Board would like Patrol One to work with Jim Flores to resolve any parking issues so that we can get the digital system running.

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GENERAL SESSION MEETING MINUTES
May 21, 2022**

Request for Proposal

The Board requested that management obtain quotes for patrol service and parking monitoring.

Short Term Rental

Vito Borruso would like to have the rules changed on rental unit timeframe from 28-day minimum rental to 90-day minimum rental. Board to further review at the July meeting.

Leasing Contract

It was noted that 35 needs to provide the leasing contract to management. Management needs vehicle info and who is in the unit. Jim Flores is to detail what owners need to do to rent units. Always send agreements to Jim!!

Rules and Regulations

Discuss a fining policy with the Board as there needs to be one in the Rules.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 10:17 a.m.

Attest:

Signature

Date