

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
July 2, 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 (absent)
	Cindy Furman	- Secretary
	John Sullivan	- Member at Large
	Ernie Garcia	- Member at Large
	Sam Saul	- Member at Large(absent)
REPRESENTING TSG MANAGEMENT:	George Gustave	- Account Executive
ONSITE MANAGER:	Jim Flores	- Onsite Manager

Call to Order

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

General Session Minutes

A motion was made by Cindy Furman seconded by Ernie Garcia to approve the May 21, 2022, general session minutes as amended. The motion passed (4) to (0).

Financials

A motion was made by Ernie Garcia, seconded by Cindy Furman to approve the financials for May 31, 2022, pending audit. The motion passed (4) to (0).

- Reviewed Reserves for 2022.
 - Elevator Rollers-BOD to meet with Specialized.
 - Possible Assessment-will be approximately \$200,000 short special assessment vs. cost. Mark to write notice.
 - Reconcile reserve expenditures-show total of all spending. Valves, B Roofing, and B Building repairs. Need exact costs.
- Need slurry on driveways.
- Valves are in stock at Doheny-3 Valves. Ready to install when the HOA gives the approval

Jim Flores Report:

- B Building Complete-Great Job. Chuck Hartman feels job was performed well.
- Get a gift certificate for Chuck for \$100.00

A motion was made by Ernie Garcia, seconded by Cindy Furman to approve the purchase of a \$100.00 gift certificate for Fisherman's to present to Chuck Hartman for his work with the B Building contractors. The motion passed (4) to (0).
- Marcello to finish painting B Building repairs.
- Jack hammering caused cracks in B garage-Jim to see if Marcello can fix and will discuss with Chuck Hartman prior to any repairs being made.

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- Plumbing issue-Doheny made repairs to the drain pipe and the HOA reimbursed Regina Oden for vehicle damage due to drips on cars-completed.
- #18 opened wall and HOA is inspecting all pipe with Riviera Construction and Doheny Plumbing
- Terminix is doing a good job-A Building has 3 Units treated for ants.
- Striping/Slurry-Just need to get date! Jim to schedule ASAP. Is this for "C" and "B" or just "C".

BOARD THANKED JIM FOR HIS WORK!

Building/Architecture

1. Sound testing-still in process
2. B Building repairs have been completed.

Annual Elections

There will be (4) positions open for election. The annual meeting will be held on November 19th at 10AM at Reefgate-Palmer room.

Patrol One

Jim suggests a daytime inspection. He will obtain a cost from Patrol One for an extra inspection. Patrol One needs to place tickets. Jim to request they move forward on digital and inform owner that they have two months before the hang tags disappear. Jim to coordinate with Patrol One and inform TSG.

Letter to Owner regarding Dog

Management to send letter to an owner that they cannot have a large dog on campus.

Budget Prep-ASAP

John/Mark/Ernie to begin the budget preparation with managements assistance.

Letter for unit 72

It was noted that the owner's painter caused issue in the unit. John Miller did the work in the unit. Need a letter to go out and state owner is responsible.

Next Meetings

August 13, 2022
October 8, 2022.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 9:53 a.m.

Attest:

Signature

Date