

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
August 13, 2022**

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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 Saturday, August 13, 2022, via Zoom video conferencing.

<b>DIRECTORS PRESENT:</b>	Mark Lauria	-	President
	Vito Borruso	-	Vice President
	Cindy Furman	-	Secretary
	John Sullivan	-	Member at Large
	Ernie Garcia	-	Member at Large
	Sam Saul	-	Member at Large
<b>REPRESENTING TSG MANAGEMENT:</b>	George Gustave	-	Account Executive
<b>ONSITE MANAGER:</b>	Jim Flores	-	Onsite Manager
<b>OWNERS PRESENT:</b>	Britt Marder	-	65
	Melad Ghabrial	-	56
<b>VENEKLASEN</b>	John LoVerde		

**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 July 2, 2022, general session minutes as amended. The motion passed (4) to (0) to (2) Sam and Vito.*

**Financials**

*A motion was made by Vito Borruso, seconded by Cindy Furman to approve the financials for June & July 2022, pending audit. The motion passed (6) to (0).*

- Water/Sewer-Research. Send sewer bill to Board.
- All autopay bills to go in package.
- Get bills from water department to compare 1 year.

**Flooring Report**

It was noted that Unit 65 paid for work the floor sound testing performed by Veneklasen. The goal was to create a test of flooring to potentially allow hard flooring. Wants hard flooring in living room and side room. Tile would not work, deciding on luxury vinyl with 1.5 mil acoustic backing.

John LoVerde is a consultant for major manufacturers. He has 30 years in career dealing with multi-family resident housing. Helped with creating building code in US. Created 9 of the 12 metrics for measuring sound.

There are three parts of his company:

1. Acoustical Consulting

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2. Lab
3. Veneklasen Research foundation.

Goal was to determine if hard surface could be installed.

1. All criteria were satisfied within guidelines.
2. Allow flooring-observe install.
3. Test install.
4. Provide guidance for area rugs.
5. Info to carry with Board permission.

It was noted that carpet and pad have greater sound isolation. Hard floor w/ area rug is better than carpet. Adding hard floor is an accommodation to owners.

How bad is Reef Gate with regards to sound transmission.... not good.

The Board noted issues of monitoring the installation for adherence to the guidelines. Informed owner that current rules should be adhered to.

John LoVerde appreciates Mark Lauria's help and feels this system is workable.

**65 Hard Flooring Request**

The Board discussed the project at 65

*A Motion was made by John Sullivan, seconded by Vito Borruso to deny the hard flooring at 65 and noted that the owner needs to comply with the current guidelines. The motion passed (4) to (0) to (2) Cindy & Mark.*

**Dog issue**

Mr. Ghabrial was present to discuss the issues between his Unit 56 and Unit 50 below. He noted issues with the complaints being lodged by the tenant below then as they say Unit 50 bangs on ceiling when they are cleaning or have guests. They only allow one dog on premise when they visit Unit 65. They will also send video of parking violations in guest parking by Unit 50. Unit 56 has an exception as their dog is an emotional support animal. HOA will monitor the parking for compliance.

TSG to send a letter that the owner of Unit 65 has assured the Board that they will not have two dogs and that they are complying.

TSG to send letter to Unit 50 to come to next meeting to discuss matters regarding complaints with the relationship between 50 & 56.

**Guest Parking**

Send letter Unit 41 to not park their Tesla in guest parking.

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**Jim Flores Report:**

- Unit 18-replaced a lot of piping
- Ants in A, B, & C Buildings - Terminix. Discuss comprehensive approach.
- Marcello did an excellent job on infrastructure-looking much better.
- Landscaper out for eye surgery-will find out how to cover.
- Ernie had a clog in unit. A lot of water. Doheny was called-came following morning. Jim to work on solution.
- "A" Building - stair clips to be installed with John and Jim to oversee.
- Parking on Palizada -Sam to call City of San Clemente.
- Lifeguard statues-BOD to review.
- Mark and Sam to discuss CASA trees

**Landscape Committee – Ernie Garcia**

Nothing to report. Vito and Robin to discuss aesthetics and planters.

**B Building Repairs**

The Board discussed the B Building repairs for NTE \$6900.00. They would like to approve Western Specialties to repair the remainder of the B Building. Chuck Hartman, Mark Lauria, Vito Borruso, and Sam Saul to meet on Wednesday morning to further discuss the repairs. They will also look at the B & C garages.

**Board Appointment.**

*A motion was made by Vito Borruso, seconded by Cindy Furman to appoint Debbie Foltz to the Board of Directors to serve out the remainder of Hugh Battens term. The motion passed (6) to (0).*

*Debbie will be at the budget meeting with Vito.*

**Annual Meeting: November 19, 2022**

- 90 Day Rental period to be on the Ballot.
- Special Assessment - TBD
- HOA Monthly fees- Reserve & Operating Expense increase
- Personal Touch request for increase to be on October Agenda

**Adjournment**

There being no further business to come before the Board, the meeting adjourned at 11:30 a.m.

**Attest:**

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**Signature**

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**Date**

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- *v Look at April 1900, S/B Reserves!*
- *DLE 745 mag*
- *Correct budget in Insurance.*