

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
October 8, 2022**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on October 8, 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
Sam Saul	-	Member at Large

**REPRESENTING TSG
MANAGEMENT:**

George Gustave	-	Account Executive
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Call to Order

The meeting was called to order at 8:01 a.m.

General Session Minutes

A motion was made by Cindy Furman seconded by Vito Borruso, to approve the August 13, 2022, General Session minutes as written. The motion passed (6) to (0).

Financials

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

Rodney Estle

Mr. Estle attended the meeting to discuss neighbor complaints which have recently been resolved.

2023 Budget

The Board discussed the budget for 2023, and the request to move funds from Operating to Reserves. This will be performed at year end. The Board noted that the dues will be placed at \$795 for the 2023 budget.as the Board would like to keep the reserves at or above \$500,000.

A motion was made by Vito Borruso and seconded by Sam Saul to approve the inclusion on the ballot of a \$300 per unit, 12-month special assessment to build Reserves. The motion passed (6) to (0).

Manager report

Jim Flores was absent although he provided his manager report for the month which was reviewed by the Board.

- "B" Building storm drains
- Water valve replacement – after the holidays

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Landscape Committee- Ernie

Ernie discussed the parking space at entry.... Vito to order a sign to inform whoever parks in this spot that they need to pull fully forward.

Casa Trees

Local manager has taken care of trimming trees so far. It is noted that they will not top the trees. Sam met with City who noted that the New Cypress will be removed, and pines will be trimmed. Mark and Sam are set to meet at the Casa on November 2, 2022, 9:30 am Wednesday and continue to work on getting trees taken care of. This may turn into a Coastal Commission issue. Also, Board inquired about the Casa being in violation of parking.

Facilities Committee

Vito Borruso asked Chuck Hartman if he would like to be the Chairperson of the Facilities Committee. Chuck noted that he is willing to become involved.

Mark Lauria appointed Chuck as Co-Chair of Facilities Committee.

Vito discussed the rental requirement for units and revised the proposed rule from 90 to 60-day rental.

- About 4-5 renting out now short-term, and 34 renting long term.

This proposed rule will not be added to the ballot.

Landscape Proposals

The Board discussed the landscape proposals obtained by management:

- Earthco
- PCLM
- Bemus

Currently, Felipe works 2 days a week. Recently he had health issues and was out for 3 weeks. Corto Lane needs to be trimmed. Write letter to Adrian regarding coverage at Reef Gate. Mark Lauria and John to meet with Adrian.

Management to send a note to the three landscape companies informing them that the Board is tabling their bids until the next Board meeting in November.

Scaffoldings for #30

A motion was made by John Sullivan and seconded by Sam Saul to approve the bid for \$7,075 to get scaffolding and repairs of water leak, pending obtaining insurance from both contractors. The motion passed (6) to (0).

Exercise Equipment

\$945.31 to repair the exercise equipment was approved by Vito Borruso. Contact Coast Fitness.

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"B" Building garage status - Western Specialties was approved to perform the repairs.

Valve repairs - The valve repairs should be scheduled after the Holidays.

"A" Building stair - Sam Saul and John Sullivan to oversee

Pool Closure Hours

Management to ensure that Patrol One has the correct hours:

- o Sunday-Thursday 9pm
- o Friday-Saturday 10 pm

Board Member Resignation

It was noted for the record that Debbie Foltz resigned from the Board.

Annual Meeting

The Board noted the Annual meeting that will be held live in the Palmer Room.... management to forward a sample agenda to the Board. John Sullivan will talk with Dottie about setting up lunch and the meeting room.

Parking Information

Management to send out parking information via US mail as well as e-mail. Also, citations need to be concise that it states "Next cite will be a tow"

Signs

Need a sign at parking with the Patrol One website noted on the sign. Will citations tell owners how to register?

Next Meeting

The next regular Board of Directors meeting will be December 3

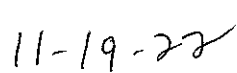
Adjournment

There being no further business to come before the Board, the meeting adjourned at 10:56 a.m.

Attest:



Signature



Date