

**REEF GATE WEST HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 11, 2023**

Upon notice duly given and received, the Annual Meeting of the Reef Gate West Homeowners Association Board of Directors was held on November 11, 2023, at the Palmer Room.

DIRECTORS PRESENT:

Mark Lauria	-	President
Sam Saul	-	Vice President
Cindy Furman	-	Secretary
Ernie Garcia	-	Member at Large
John Sullivan	-	Member at Large

DIRECTORS ABSENT:

Vito Borruso	-	Treasurer
Melad Ghabrial	-	Member at Large

TSG MANAGEMENT:

George Gustave	-	Account Executive
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ALSO PRESENT:

Jim Flores	-	Onsite Manager
Joy Rogers	-	Inspector of Election

Quorum Achieved

The polls closed at 10:10AM and quorum was met.

Call to Order

The meeting was called to order at 10:10 PM.

Veteran Recognition

In honor of Veterans Day, the veterans present were introduced and recognized.

- Dottie and Chrys
- Vito and Melad are out of the country.
- Chuck Hartman
- Robin Saul
- Walter Switzer

Owner Introductions

Chuck Hartman
Dale and Wendy Behnke
Roy Dormaier
Mike and Cindy Montano
Stormy Switzer
Jimm Curran
Bill and Debbie Foltz
Don and Cindy Furman
Jane Soloman
Ernie and Diane Garcia
Sharon Brown
Jenelle Wolter
Eric Glade
Hugh and Kathy Batten

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Carol Cutkomp
Sharon Brown
Kelly Thompkins
Louis Napolitano
Greg McKinley
Mark Carver (#35)
Rod Estle
Dottie and Jack Miller
Jeanette & Lee Roy Padilla

Minutes

A motion was made and seconded to approve the Annual Meeting minutes from November 2022. The motion passed unanimously.

A motion was made by Cindy Furman, seconded by Sam Saul, to approve the General Session Meeting minute dated October 10, 2023. The motion passed (5) to (0).

Casa Romantica Landslide – April 2023

Mark Lauria contacted the city manager immediately. The HOA assembled a team to handle the slide business. Mayor and Victor Cabral came to the meeting. The city took ownership of the issue and promised the HOA will be made whole. The goal was to get red tags lifted and yellow tags removed on the B Building. Unit 6 was shored up to ensure the building was safe. The Committee was constantly working on remediation and restoration of this area. Internet and cable was restored. There were transitional issues between properties to be resolved. We've spent about \$72,000 on this issue so far.

Grade Beam will be installed in four tiers. The city has included HOA in all meetings. After this is completed, unit #6 can be restored.

Caissons are 70-80' deep and the HOA still wants the retaining wall complete. Grade beams will have landscape installed on top. It was noted that the letters and emails being sent by owners to the city and attending the meetings at City Hall were a tremendous help. The Board was thanked for sending out such great communication. The approximate time to fix slope is unknown.

Voting Results

46 ballots submitted, 53% participation

Vote Count:

- Cindy 42
- Mark 50
- Sam 41
- Abstain 1

IRS: 43 yes, 0 no, 3 abstain

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Areas of Focus

- “A” Elevator doors are replacedBoard is ensuring the work is being performed professionally
- “A” steps are in very bad condition... TNT Fabricating of San Clemente will perform the repairs. Chuck Hartman reviewed the original plans noted that the steps were for concrete originally
- IM Painting: did great work on rails
- B/C Parking repair – Covalt Contracting
- C Building stairs
- Corto Lane Landscape

Future Focus

- Hallway deck resurface
- Trash enclosure area
- C elevator door
- Interior elevator refresh
- Planting areas
- Game area
- Palmer room

Landscape Committee - Ernie Garcia Report

Ernie addressed that Robin Saul is the co-chair and she was responsible for making things happen. The Committee will be creating a master plan for future landscape improvement.

Jim Flores Report

- Thanked Board, Doheny, South Pacific, Fred, Adrian, and Walter Switzer
- Jim noted that anyone with an original heater or original gas fireplace needs to have it replaced.
- Remodel: Board of Directors replaces interior plumbing during major remodels.
- All units need to use sink strainers to prevent foreign objects or food from entering the pipelines.
- Parking issues – focus on unauthorized parking.
- It was noted that a Digital system is being provided by Patrol One for parking monitoring
- Army Corp Cameras – starting to get it started again. TSG to send out power point.
- ACC: Process of remodels needs to start with an architectural application submitted to the HOA.
- Inside remodels
- Carpeting versus hard surface
- Deck/patio changes
- Window replacement
- Solar: In process of looking into solar for the HOA
- Sundeck- noise below is terrible
- Termite inspection – 1 per year

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Adjournment

There being no further business to discuss, the Annual Meeting was adjourned at 12:21 PM.

Attest:

Signature

Date