

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

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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 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

**ALSO PRESENT:** Jim Flores - Onsite Manager

**Call to Order**

The meeting was called to order at 12:58 PM.

**Officers Positions**

*A motion was made by John Sullivan, seconded by Sam Saul, for all officer positions to remain the same. The motion passed (5) to (0).*

**Minutes**

*A motion was made by Ernie Garcia, seconded by Cindy Furman, to approve the General Session Meeting minutes dated September 30, 2023. The motion passed (5) to (0).*

*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).*

**VanDerPol – Audit and Taxes**

*A motion was made by Cindy Furman, seconded by Ernie Garcia, to approve VanDerPol for 2023 audit and taxes at the cost of \$1,475. The motion passed (5) to (0).*

**Financials**

*A motion was made to TABLE approval of the September and October 2023 financials. The motion passed (5) to (0).*

The reserve column shows \$7,000 rather than the usual \$3,000 for the last two months. Management to investigate why this figure is different.

**Budget**

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*A motion was made by Sam Saul, seconded by Cindy Furman, to approve the 2024 budget which includes an increase in dues from \$795 to \$895 per month. The motion passed (5) to (0).*

**Casa Romantica Slide Balance**

Casa Romantica Slide balance is now \$72,000. Management has been keeping very good records with regards to this matter.

**Report from Jim Flores, Onsite Manager**

- Jim noted that Doheny has been onsite less which means fewer plumbing issues.
- Striping will be done Wednesday, weather permitting.
- It was noted that management should periodically remind owners who to contact in emergency situations.
- Scott Elevator should inspect the C Building Elevators.
- 57 Flooring – get update from management.
- Balcony inspection – get DB Associates to provide an inspection
- 54 – Plumbing bill dispute.
  - *A motion was made by Sam Saul, seconded by Cindy Furman, to waive the plumbing fees for unit 54 due to owner assisting the HOA with setting up the Annual Meeting free of charge. The motion passed (5) to (0). Management to contact owner to inform them of the decision.*

**Holiday Gifts**

The Board will send gifts in the same amounts as last year plus an additional gift for Cody at Specialized Elevator. Management will provide the list.

**Construction Updates**

Management to obtain updates on construction in units 18, 60, and 65.

**Adjournment**

There being no further business to discuss, the General Meeting was adjourned at 2:03 PM. The next meeting will be held on January 13, 2024.

**Attest:**

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**Signature**

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**Date**