

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 16, 2023**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on November 16, 2023, at the Palmer Room.

DIRECTORS PRESENT:

Mark Lauria	-	President
Sam Saul	-	Vice President
Cindy Furman	-	Secretary
Vito Borruso	-	Treasurer
Melad Ghabrial	-	Member at Large
Ernie Garcia	-	Member at Large
John Sullivan	-	Member at Large

TSG MANAGEMENT: George Gustave - Account Executive
ONSITE MANAGER: Jim Flores

Call to Order

The meeting was called to order at 12:52 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 (7) to (0).

Committee Positions

A motion was made by John Sullivan, seconded by Sam Saul, for all Committees and positions to remain the same. The motion passed (7) to (0).

Minutes

A motion was made by Sam Saul, seconded by Melad Ghabrial, to approve the General Session Meeting minutes dated October 30, 2023. The motion passed (7) to (0).

Financials

A motion was made by Vito Borruso, seconded by Ernie Garcia, to approve the October 31, 2024 financials pending audit. The motion passed (7) to (0).

Budget

A motion was made by Sam Saul, seconded by John Sullivan, to approve the 2025 budget which includes an increase in dues from \$895 to \$940 per month. The motion passed (7) to (0).

Onsite Manager Report

Jim noted that he would be reviewing the new gate and intercom proposals.

Casa Romantica/Reef Gate wall

A motion was made by Vito Borruso, seconded by Ernie Garcia, to approve Alliance Diversified to build the wall bordering the Casa property in the amount of \$125,000 with a not to exceed of \$150,000. The motion was approved (7) to (0).

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Camera Monitoring Contract

A motion was made by Vito Borruso, seconded by Ernie Garcia, to contract with Video Guard for the monitoring of 9 cameras at a cost of \$900 per month. Mark Lauria to communicate with Video Guard to get the system in place. The motion passed (7) to (0).

Patrol One Contract

A motion was made by Vito Borruso, seconded by Cindy Furman, to terminate the contract with Patrol One effective December 1 with the last day to be December 30, 2024. This is due in part to contracting for camera monitoring and the Board taking over guest parking monitoring. The motion passed (7) to (0).

Casa Tree Issue

Sam Saul contacted the current city council member for our area to help in resolving the sound issue and landscape plans at the Casa. Casa landscape is currently a high priority. It was noted that Andy Hall is also involved in this matter. Sam also noted that they want trees removed as opposed to constantly trimming them since they were not approved by the Coastal Commission nor on the plan for the Casa.

Adjournment

There being no further business to discuss, the General Meeting was adjourned at 1:20 PM.

Attest:

Signature

Date