

**REEF GATE WEST HOMEOWNERS ASSOCIATION
ANNUAL SESSION MEETING MINUTES
November 19, 2022**

Upon notice duly given and received, the Annual Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on Saturday, November 19, 2022, via Zoom video conferencing.

DIRECTORS PRESENT: Mark Lauria - Vice President
Cindy Furman - Secretary
Sam Saul - Member at Large
Ernie Garcia - Member at Large(absent)
Vito Borruso - Member at Large

DIRECTORS ABSENT: Hugh Batten - Treasurer (absent)
John Sullivan - President
Chuck Hartman - Co-Chair of Facilities

**REPRESENTING TSG
MANAGEMENT:** George Gustave - Account Executive
Jim Flores - Onsite Manager

**REPRESENTING
ACCURATE VOTING:** Courtney Tea

Call to Order

Upon verification of a quorum, the Annual Meeting of the Member 2021 was called to order at 10:03 a.m.

Homeowners present:

3 – Tim and Sherry Morse
4 – Mary Ellen Cole
16 – Mr. and Mrs. George Brown
17 – Mike Montano
17 – L. Nappletano
18 – John Miller Sr.
19/36 – Janelle Walter
31 – Dale and Wanda Behnke
37 – Roy Dormeier
43 – Jim and Helen Curran
49 – Diane and Ernie Garcia
50 – Rodney Estle
56 – Samia Tadro
56 – Melad Ghabrial
61 – Bob and Carol Eberly
62 – Regina Oden

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Opening Statements

Dottie / Elsa / Chris - Recognized for setting up meeting room
Noted John Sullivan for his dedication and service to the HOA
Hugh Batten – thanked for service of years at Reef Gate
Introductions of Board Members
Introduction of TSG
Introduction of all owners

2021 Annual Meeting Minutes

A motion was made by Cindy Furman, seconded by Jim Renfro to approve the 2021 Annual Meeting Minutes. The motion was approved unanimously.

2021 Major Issues and Accomplishments

- Vito – noted Chuck Hartman’s involvement with facilities committee
 - Instrumental in B Building pillar repairs
 - Water main pipe/valve funding facility
 - City replaced meters and piping
- Ernie – Co Chair with Robin Saul
 - Covid slowed progress – Robin was main component in work in complex

Accurate Voting Meeting Results

Board of Directors Vote - 51 Ballots Received

- Vito 46
- Ernie 48
- Illod 44
- John 56
- 1 Abstention

Palmer Room Floor

Vents

Assessment Vote

- (40) Yes
- (6) No
- (3) Abstain

IRS Vote

- (47) Yes
- (1) No
- (3) Abstain

Onsite Contractor – Jim Flores

- Daily eyes and ears of the Board of Directors
- Interfaces with all Directors of the Board, and contractors
- Not day-to-day

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- Meets with Adrian once per week regarding landscape/facilities

Future Projects – Vito

- **B** and **C** parking repair
- **B** Garage water ponding that leak to B hall and storage
- Trash enclosure
- Flower beds in **C/B** upper parking
- **B** and **C** Roof Solar – Reviewing
- Base Rail on **B** Deck – rotted
- Railing of **A** roof is dangerous
- Outdoor beach shower – cement is cracked and not level
- Can **A** Elevator tower be lowered?
- Car chargers – high cost and outlets shut down in garages due to overloading breakers
- Convert gas fireplace to electric
- **A** storage misc. beach items in room
- Repaint of the facility – especially **A**

Grounds

- Casa trees – Sam Instrumental in negotiating with them
- Follow up meeting in two weeks

Parking Lot

- Send information to Rodney Estle and Behnke
- Send to everyone ASAP

City Manager Email

Send to membership regarding red curb paint at Granada

Miscellaneous

- **C** Building ants – Jim looking to different company
- Game room hours
 - Patrol One removing people at 9PM (!) on Fridays and Saturdays
 - Pool locked up too early
- Noise at Casa

Adjournment

There being no further business to come before the Board, the Annual Meeting of the Membership of 2022 was adjourned at 12:08 PM.

Attest:

Signature

Date