

**REEF GATE WEST HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
**March 9, 2024**

---

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on March 9, 2024, at 8:00 a.m. via Zoom.

**DIRECTORS PRESENT:**

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

**TSG MANAGEMENT:** George Gustave - Account Executive

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

**Call to Order**

The meeting was called to order at 8:00 am.

**Recognition**

Mark said 'Thank you' to the Board of Directors for all their efforts in assisting with the running of Reef Gate. Mark also thank Jim and Chuck for their efforts and hard work as well.

**Casa Romantica Update**

- Four tiers of walls
- Tier one is done.
- Tier two is almost done.
- By the next board meeting all the walls should be done.
- They will cover them up and use them for access to make further repairs.
- Dirt is currently stacked on slope near Reef Gates Unit #6
- Currently the slope has managed the rain and irrigation well.

Timeline- Possibly done by the end of summer.

**Building A Stairs**

Stairs on the South side have been installed. Landings still need to be finished but they are close to completion and need to be reviewed. Stairs on the North Side.... Floors 3 to 4, 1 to 2, and 2 to 3 have not been started.

Projected to be completed the first week of April.

Chuck left at 8:15am.

**REEF GATE WEST HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
**March 9, 2024**

---

**Sunset Shores**

The Board was presented with the plans for the Sunset Shores remodel. The Board thanked Robin Saul for staying on top of any developments.

Vito Borruso noted that the meeting with Sunset Shores went well. They were asked to postpone so they could amend the plans to satisfy Reef Gate requests. They will facilitate changes and present them to Reef Gate. Sunset Shores also delayed their meeting with the planning committee so they could facilitate the changes. Next step- Sunset Shores will send revised drawings to Reef Gate to review.

**Minutes**

*A motion was made by Vito Borruso, seconded by Cindy Furman, to approve the General Session Meeting minutes dated January 20, 2024, as amended. The motion passed (7) to (0).*

**Special Assessments**

It was noted that only one Special Assessment has been unpaid due to non-usage of unit due to the Casa Romantica slide.

**Claim to City**

The City has not responded to any requests in relation to the HOA's claim. Mark Lauria will be scheduling a meeting with Andy Hall to get an update. The amount at this time is approximately \$78,000.

Ernie Garcia noted that this process is part of joint powers authority with other cities. They will review all the information once received. If other claims are coming in, this will slow down the process until they understand the entirety of the claim.

It was also noted that the City has instructed the Reef Gate HOA to fix the wall. Also, Unit 6 still needs to be repaired.

**Financials**

Vito Borruso gave an update on the HOA investments. CD's are currently earning 4.09% and he is looking into investing in T-bills. The operating account currently has a balance of \$57K and the Reserves have a balance of \$421K. Management to split the Earthquake payments and budget on the income statement.

*A motion was made by John Sullivan, seconded by Sam Saul to approve the January Financials pending audit. The motion was passed (7) to (0).*

Add February 2024 financials to the April agenda.

**Onsite Manager Report**

- Fixed vent and drain lines in remodel units 42 and 36. They had cracked drainpipes.
- Jetted B and C mainlines.

**REEF GATE WEST HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
**March 9, 2024**

---

- The leak in Palmer room-roof deck flashing is bad. It has been sealed and the leak has stopped.
- Bad leak in C building electrical room from tile above. John Miller sealed the tile and installed sandbags. Marcello to pull up all tiles and seal soon. This leak was tripping the breakers in the hallways. John Miller was essential to making these repairs.
- B gate is off center and still having issues. TNT will provide a bid for gates. Can we get aluminum?
- C building roof leaks repaired under warranty.
- B building parking cracks are causing leaks into storage. Getting costs for crack seal. Unit 44 concrete falling into storage unit will be repaired.
- Did we cover the window vents? No. Due to ventilation issues in the garage.

**Landscape**

- Casa Trees: Scheduled to begin trimming on March 12<sup>th</sup>, 2024. Mark will review and accept the trimming on behalf of the HOA.
- Palm Trees at the corner of Corto Lane.... get costs from PCLM and move forward.
- Robin was thanked for her exceptional work.

**Facilities**

- Building C door is currently working well. Hold on any repairs for now.
- **Solar Project** - Nothing new with the solar project. The project is on hold for now. The board wants battery backups. Mel to obtain additional bids.
- **Handrail and Stringer Paint** – Gitano Painting does not include scaffolding. South Pacific cost for scaffolding is about \$7,600.

**Gitano Painting**

*A motion was made by Vito Borruso, seconded by Mel Ghabrial, to approve Gitano Painting in the amount of \$14,251 to paint the stair stringers and handrails in the A Building. South Pacific Construction will install the scaffolding. The motion was unanimously approved.*

**Balcony Inspection – SB 326**

The Board will be discussing SB 326 balcony and deck inspection proposals at the April Board Meeting.

**Patrol Frequency**

Management is to inquire if Patrol One can patrol every couple of weeks in the daytime to monitor parking. The Board would like to ticket individuals parked in the outside parking.

**Next Reef Gate Board Meeting**

Next Reef Gate board meeting is April 20<sup>th</sup>, 2024.

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
March 9, 2024**

---

**Adjourned**

There being no further business to discuss, the meeting was adjourned at 9:53am.

**Attest:**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**