

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
April 20, 2024

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on April 20, 2024, at 8:00 a.m. via Zoom.

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

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| TSG MANAGEMENT: | George Gustave | - | Account Executive |
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| ALSO PRESENT: | Jim Flores | - | Onsite Manager |
| | Chuck Hartman | | |

Call to Order

The meeting was called to order at 8:02 am.

Building A Stairs

The A building stairs replacement project is progressing and should be finished before Memorial Day. TNT Welding has been replacing or reinforcing the steel stringers as well as any C channel connections that have shown any wear. South Pacific Construction is working on the landings and stucco repairs. All decking surfaces that have shown excessive wear have been replaced by South Pacific Construction. TNT Welding is almost finished with the North side stairs, and we anticipate removing the scaffolding by the end of May.

The Board thanked Jim Flores and Chuck Hartman for their exceptional oversight of the A Building stairs.

Casa Romantica Update

- South nail wall is being built and will soon be completed.
- Currently reconfiguring access to the North side.
- HOA is looking for updated grading and topo so Reef Gate can work on their wall and drain.
- Plan check by the City of San Clemente will be expedited for this project.

FNMA Update

Chuck Hartman updates the Board on the FNMA project. He was looking for a short-term bridge loan but was denied due to FNMA requirements as the HOA was flagged by FNMA and Freddie Mac as “unable to loan on this property.” Reef Gate was tagged on May 2, 2023, due to the Casa slide. Red Tag by the City was removed on May 17, 2023.

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
April 20, 2024

Director Lauria found Condo Approval in Illinois to assist the HAO in getting Reef Gate removed from the list. Condo Approval stated that FNMA is slow in responding.

Onsite Manager Report

- Concrete leveling was completed in the exterior B parking area and there are no leaks.
- A Building stairs are almost complete.
- Two bids were received for adding a camera on the sun deck.
- As per existing Association practice, plumbing is being replaced on all unit remodels. This has resulted in water intrusion issues being diminished.
- Jim noted that Walter Switzer would be covering during Jims's absence.
- It is noted that Marcello has missed two weeks which will be discussed with Adrian.

HOA Insurance

Management was instructed to bid out the HOA insurance in June with Alera. Management to discuss State Farm issues with leaving the State of California.

Minutes

A motion was made by Cindy Furman, seconded by Vito Borruso, to approve the General Session Meeting minutes dated March 9, 2024. The motion passed (5) to (0).

Financials

A motion was made by Vito Borruso, seconded by John Sullivan to approve the February and March 2024 Financials pending audit. The motion was passed (5) to (0).

- Vito Borruso gave an update on the HOA investments.
- No funds have been received from the City regarding the Casa Romantica Slide repairs. HOA still has the wall, drain, and Unit #6 to complete.
- Management to apply the insurance budget to the month the insurance was paid.
- Move all funds out of the Special Assessment bank account to move them to Reserves.
- Management to get all Board Members on the signature cards.

A motion was made by Vito Borruso, seconded by Cindy Furman, to close the Special Assessment Reserve bank account and move the funds to the Regular Reserve Account. The Motion passed (5) to (0).

Landscape Committee

It was noted that the Casa Trees have been trimmed and they look nice. They were trimmed 30%-40%. The trees will be trimmed again in January 2025.

Facilities Committee

Vito and Mark reported on the following matters:
"C" Elevator doors are working fine now.

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
April 20, 2024

Unit 44 storage concrete ceiling has now been repaired.

Mel has sent the solar comparison spreadsheet:

- 175K – Solar Max – no batteries
- 265K – Solar Co – includes batteries, 3 meters, 25-year warranty.

Management to inquire with the HOA CPA to see if Reef Gate is eligible for the payback for installing solar. Management to keep this item on the agenda.

B Garage Cracks

The Board requested a bid from Dalinghous to grind out and fill the cracks in the amount of \$9,114. John feels that windows need to be covered in the parking garage and that funds should not be spent on repairing the cracks.

A motion was made by Vito Borruso, seconded by Cindy Furman, to approve Dalinghous in the amount of 9,114 to repair the cracks in the B Building garage. There being no vote, the motion was withdrawn. Mel noted that he agrees with John's assessment.

The Facilities Committee will have Jim Flores and Marcello work on getting plexiglass to install over the garage opening to keep water from intruding into the interior B parking area during winter storms.

SB 326 Deck Inspection

Management obtained proposals for the SB 326 Balcony Inspection from DB Associates and AD Magellan.

A motion was made by Vito Borruso, seconded by Mel Ghabrial, to approve DB Associates upon meeting with DB Associates to get an accurate cost to only inspect what is required by law. DB is to meet Chuck, Mark, and Vito. The motion passed (5) to (0).

Reserve Study

A motion was made by Vito Borruso, seconded by Mel Ghabrial, to approve ARS to perform the Reserve Study under the \$950 Loyalty Plan. The motion passed (5) to (0).

Homeowner Communication

The Board reviewed the communication from owners and requested management to respond accordingly.

Delinquencies

The Board reviewed the delinquency report.

Adjourned

There being no further business to discuss, the meeting was adjourned at 9:50 am.

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GENERAL SESSION MEETING MINUTES
April 20, 2024

Attest:

Signature

Date