

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 25, 2024

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on May 25, 2024, at 8:00 a.m. via Zoom.

DIRECTORS PRESENT: Mark Lauria - President
Cindy Furman - Secretary
Vito Borruso - Treasurer
John Sullivan - Member at Large

DIRECTORS ABSENT: Sam Saul - Vice President
Ernie Garcia - Member at Large
Melad Ghabrial - 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 8:01 am.

Recognition

Mark Lauria took a moment to thank the Board of Directors for their work as volunteers.

Casa Restoration Project

Mark Lauria wanted to thank Chuck Hartman as he is working with the City of Dana Point as well as assisting with design and providing suggestions to the City and HOA regarding the repairs.

Currently, Chuck has received the updated topographical map of the Casa as well as the grading/drainage and wall design from Toal Engineering. He met with the City and performed a site walk to discuss the drainage. HOA water will be connected to the City catch basin. The retaining wall footing will be installed on the Casa property. Chuck recommended that the HOA engage a consultant to design the retaining wall. Mark met with Andy Hall regarding reimbursement for HOA for funds spent.... the insurance is working on the reimbursement. It was noted that the City continues to accept responsibility. Chuck will reach out to consultants and get them working on the plan.

Stair Project

Board thanked Jim and Chuck for their involvement. Painters have painted all levels. The touch up is the incorrect color near the elevator and unit 7....this will be resolved. Currently there will be no maintenance needed on the stairs for quite some time.

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A Building Camera

The Army Corp of Engineers came to check on the equipment that monitors the beach. They replaced one camera.

FNMA

It was noted that the HOA contracted with a specialist that deals with FNMA in the amount of \$200....the HOA is now off the FNMA list!

Patrol One Security

The Board discussed the issue of owners being ticketed for parking in guest parking before midnight. Management to inform Patrol One not to ticket before midnight. Management to respond to owner Kimes request to the Board.

Management to send out safelist notice to all owners asap. Management to offer exceptions to the two owners making specific requests.

Minutes

A motion was made by Cindy Furman, seconded by Vito Borruso, to approve the General Session Meeting minutes dated April 20, 2024, as amended. The motion passed (6) to (0).

Financials

A motion was made by Vito Borruso, seconded by Cindy Furman, to approve the April 30, 2024, Financials pending audit. The motion was passed (6) to (0).

Onsite Manager Report

- The Fire Department inspected and noted we have a key to all units and they want a key to the office so they can gain access to these keys. Jim to request that the Fire Department place this in writing and the HOA will install a Knox Box with the office key inside.
- B storage units have a lot of leaks from the B garage. Jim and John to review each storage unit for any leakage.
- Board discussed the cockroach issue and noted that we need access to 71, 72, 65, 66, 59, and 60. Palmer room to be addressed at the same time. HOA will pay for the treatment.
- Jim to inquire as to how many trash bins the HOA is being charged for.
- It is noted that the Casa is getting very loud as the band moves to the new area. HOA to send a letter to the Directors regarding this matter. Who is monitoring this? Thank them for ending at 10 pm but they need to monitor the decibel levels. Speakers are pointed toward Reef Gate. Decibel levels are to be 70 dB for 1 minute per hour.
- The board will schedule a meeting with the Casa in October to discuss the next round of trimming for December/January. Also, they will discuss the new tree planting.

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Agenda Items

C Elevator – Keep on Agenda

Solar Panel Installation – Keep on Agenda

TelComTec relocated the camera to catch sun deck activity. It was moved from the corner of the B Garage to above the stairs to the sun deck.

Gate Closure & Stolen Bike

The Board discussed the request from 44 to be reimbursed for an electric bicycle stolen from their carport. It was noted that the bike was not placed in the bike rack which has been provided for owner use. The owner is still leaving their surfboard under the van in the parking space. HOA does not take responsibility for items stored on HOA property. Only cars or motorcycles are allowed in the parking spaces. Owner is to be asked if a police report has been filed. Management to also send the security disclaimer to the owner.

Delinquencies

The Board reviewed the delinquency report.

Adjourned

There being no further business to discuss, the meeting was adjourned at 9:25 am.

Attest:

Signature

Date