

**REEF GATE WEST HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
**July 13, 2024**

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Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on July 13, 2024, at 8:00 a.m. via Zoom.

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

**DIRECTORS ABSENT:** Ernie Garcia - Member at Large  
Melad Ghabrial - Member at Large

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

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

**Call to Order**

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

**Casa Update**

Chuck Hartman has met with Sean and Structural Engineers on a regular basis. Working on developing temporary as well as permanent drainage. Wall replacement – working with Reef Gate structural engineer as the City of San Clemente will pay for the wall. The City noted that they will fast-track permits.

Noise at Casa Romantica continues to be an issue. Mark Lauria met with Casa and noted the letter they were given helped them focus on the issue. The Casa team is going to address the issue(s) appropriately. The overall tone of the meeting was positive as Casa Romantica wants to resolve the problem. Things should get better once they are allowed on the premises again. Casa Romantica will give cell phone numbers to three key people.

**Facilities Report**

It was noted that John Sullivan created a report regarding the entire community which is highly informative and useful for historical reasons. Thank you, John!

**Major Projects Updates**

- The “A” building stair renovation project is complete.
- The decking project is complete.
- SB323 is in progress... please schedule ASAP.
- The cleanup of storage in the “A” Building is looking great, thanks to Mr. Hartman, Mr. and Mrs. Switzer, and Mr. McDermott.

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**Minutes**

*A motion was made by Cindy Furman, seconded by Vito Borruso, to approve the May 25, 2024 general session meeting minutes as amended. The motion passed (5) to (0).*

**Financials**

*A motion was made by Vito Borruso, seconded by John Sullivan, to approve the May and June 2024 financials pending audit. The motion was passed (5) to (0).*

- Why is the gas bill so low?
- Allocate full budget to insurance.
- \$78,000 noted on the Casa Landslide expenses.
- Start budget preparation early.

**Onsite Manager Report**

The Board thanked Jim Flores thanked Jim for his efforts at Reef Gate. The following updates were provided:

- The stairs are done.
- C Building deck looks good
- Water leak into electrical room in "C" building... John sealed the pipes and Marcello reworked threshold and tile to stop leak.
- "B" Building storage leak repairs... 5 units opened up to perform restoration. Need cracks sealed in "B" Parking garage.
- Marcello to install plexiglass on windows in the "B" Parking garage... 6 opening with 1 on southside.
- Get carbon monoxide equipment now!
- 2 more roof jumpers
- Major leak in "A" building... #6 was hit hardest and had.

**Landscape**

- Casa trees: Planning on continuing in Fall to trim lower. Casa is to keep them well laced.
- Refresh of "A" Building walkway.
- French drain has been repaired.

**Facilities - Vito**

Jim Flores is on top of all issues. A reserve study is in the works. Also, send email to owners with storage lockers noting that the HOA needs to have keys on file.

**New Business – ANNUAL MEETING**

Schedule Annual Meeting for November 16

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**Garage Electrical for Vehicles**

Electrical outlets in garage – what is the status? Golf cart charging is not a problem at this time although vehicle chargers are not allowed.

Management to address any bicycles that are in parking spots as this is not allowed. They need to be in the bike racks provided for this purpose.

**Roach Control**

It was noted that the HOA is rescheduling another round of roach treatment as the owners are still noting issues. Management to schedule with Newport right away!

**Next Meeting**

The next meeting will be held on September 21<sup>st</sup>.

**Adjourned**

There being no further business to discuss, the meeting was adjourned at 9:18 am.

**Attest:**

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**Signature**

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**Date**