

**REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 8, 2023**

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on July 8, 2023, via Zoom video conferencing.

DIRECTORS PRESENT:

Mark Lauria	-	President
Sam Saul	-	Vice President
Vito Borruso	-	Treasurer
Cindy Furman	-	Secretary
John Sullivan	-	Member at Large
Melad Ghabrial	-	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 8:00AM.

Report from Chuck Hartman

- Chuck was commended for his amazing work on behalf of the HOA.
- At this time the City has stalled out – hopefully get more information by July 18 – City Council Meeting.
- Nothing done about water drainage onto our property.
- Recommended Measuring volume of water coming from Casa.
- It was noted that there is a leak in the street by community center – possible cause of problem. City was requested to check out community center leak. Their response was that this was not an issue.
- HOA to take a water sample
- Reconstruction is currently out to bid but needs to be approved by the Coastal Commission.
- The City involvement by Kiel Kroger has been phenomenal but the HOA is disappointed with the utility division. Remainder of the City staff is very helpful.
- City to be requested to remove the cherry picker machinery away from Reef Gate property and be requested not to dump debris on the property line.
- What is the status regarding connecting a drain pipe?
- Potential soil nail wall to be installed at the property line.

Report from Mark Lauria

Mark noted he had a great meeting with City Manager, Andy Hall, to get an overview of the Casa Slide. Andy has been very cooperative. Mark also met with HOA legal counsel to review current status. HOA is to file a Notice of Claim as now is the time to begin the process. Andy told City Council that Reef Gate has been an excellent partner. HOA currently wants items replaced, repaired, and to be made whole. City currently has funds available to make repairs. They are contemplating creating an RFP

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vs going out directly to bid (which will save a tremendous amount of time). Railroad is currently working under emergency declaration which allows them to move forward with repairs very quickly. Time is of the essence as the HOA cannot wait four months to begin project!

The City noted that their intention is to restore Casa Romantica as they contemplate the future use for wedding venue/cultural center. HOA will push to get the cypress trees removed during this process and request that only natural, indigenous vegetation be planted along with no underground watering (natural irrigation only) as this was the initial guideline by the Coastal Commission.

July 18th is the next City Council meeting at 6:00 PM. Kiel Kroger is pushing for a full geological report for the City Council Members. Mark to send out information with regards to major bullet points to be discussed at the City Council meeting. The Board would like the owners to present a lot of communication to the City Council prior to the meeting. Board would like a limited amount of speakers at City Council – 7 to 8. There are a few items that could hold this up.....

- Joint Powers Insurance Authority could deny the claim
- Political – Ruth Denault still holds a lot of influence
- Non-Compliance with Coastal Commission

Minutes

A motion was made by Ernie Garcia, seconded by Vito Borruso, to approve the General Session meeting minutes dated May 27, 2023. The motion passed (7) to (0).

Financials

A motion was made by John Sullivan, seconded by Melad Ghabrial, to approve the Financials dated May 1, 2023. The motion passed (7) to (0).

Casa Romantica

Management to get all receipts copied for Mark Lauria in preparation of the Notice of Claim. Board of Directors to also further review the gas charges.

Unit 6 – any break on dues due to loss of use of unit? Encourage them to go to the City of San Clemente to place a claim.

Manager Report – Jim Flores

- Dryer vent cleanings – missed one, which will be completed on July 8, 2023. Company did a great job! Management to place this on the Annual Calendar every two years.
 - Unit 30 – Water is in the line
 - It was noted that full-time onsite residents produce a lot of lint in the lines.
 - There are 2 broken vent lines between units 50 and 55. John Miller to repair.
- Remodels: remind them not to do not perform work on Saturday
- Ensure rules of work times are included with any mailings to owners.

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- Marcello – adding him for one more day. Adrienne to be sending TSG a cost breakdown for Marcello's time. TSG to look at Adrienne bill and figure out the cost.
- View Adrienne's bill for Casa expenses
- Jim met with JRT Waterproofing in B Garage
- Fire alarm control box was replaced yesterday due to water damage
- Unit 46 – Window rust – gap between stucco and window – John Miller to address

Landscape Report – Ernie Garcia

Ernie address needed sprinkler repairs as well as the tree removal by the maintenance area. Robin Saul has reviewed this request and Ernie defers to her judgement.

Architectural Report

Unit 3 – Fireplace – APPROVED

Unit 23 – Balcony Carpet – APPROVED

Management Report

- Board is holding off on the Building A elevator doors until after summer. Schedule Elevator doors for week after Labor Day. SEND NOTICE TO MEMBERSHIP A.S.A.P.!!
- Keep unit 46 rusty window on agenda.
- Look at C Building elevator doors... possibly need sign, "do not hold door open". Jim to look at installing a camera C elevator in garage
- Overseeing South Pacific invoices to ensure Casa expenses are separated
- Solar – Melad Ghabrial gave a brief update as to the solar bid collection. Solar with battery backup and charging station... about \$65K. Board to continue to review
- Follow up on unit 57 Flooring

Unit 60 Hard Flooring Request

Due to a conflict of interest, Vito was excused from the meeting.

- Unit 60 flooring – suggest bringing in Veneklasen to be paid for by unit 60. Board to follow all protocols in approval or denial of this matter. The unit cannot be used for a rental and if it sells, the flooring comes out. Board had concerns about unit owner below.
- **Seek legal advice... how far do we have to comply or not?**
 - Difference between full time versus part time
 - What constitutes "reasonable" accommodations? Could we request tight knit carper?
- Due to the need for further information, this request was pushed to the August meeting.
- Inform owner that Board is seeking further advice and will make a decision at the August meeting. HOA needs to consider other impacted neighbors.

Adjournment

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There being no further business to discuss, the General Meeting was adjourned at 10:39 a.m.

Attest:

Signature

Date