

**REEF GATE WEST HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
**SEPTEMBER 21, 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 September 21, 2024, at 8:00 a.m. via Zoom.

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

<b>ALSO PRESENT:</b>	George Gustave	-	Account Executive
	Jim Flores	-	Onsite Manager

**Call to Order**

The meeting was called to order at 8:03 am.

**Opening Comments**

Mark Lauria noted that the Board of Directors did an excellent job proactively taking care of business in his absence. It was noted that all candidate statements were all received for the upcoming election.

The Board would like to acknowledge and thank Chuck Hartman for his continued hard work with the City and Casa Romantica. The Board and the community have tremendous respect and appreciation for Chuck volunteering his time to these efforts.

**Casa Romantica Landslide Update**

A retention wall was installed on the final area but drains still need to be hooked up. Next week they will excavate further and remove soil, then reconstruct the slope. It will be about two months before we can start the retaining wall. Chuck is working with all parties on the wall design. Plans were submitted on August 28<sup>th</sup> and will receive them back within two weeks. Requested to add ditch and drainage. It will take approximately four months to finish.

**Casa Romantica Noise Issues**

Sam Saul noted that he called the given numbers during a recent disturbance. One person responded and reacted. Mark Lauria wants to reiterate the Coastal Commission's requirements prior to sending a letter to them about the problem.

**Change in Attendance**

Chuck Hartman left the meeting at 8:21 A.M.

**Sunset Shores**

Sunset Shores asked the city to reduce view blocking towers. The request was approved. Beams and corbels were reviewed.

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The Board thanks Sam Saul for overseeing these events.

**Facilities Report**

John Sullivan thanked Jim Flores for his heroic work on the facilities report. Jim provides an excellent and thorough report!

**Major Projects Updates**

There were no recent updates or reports on major projects at Reef Gate West.

**Minutes**

*A motion was made by Cindy Furman, seconded by John Sullivan, to approve the July 13, 2024 General Session meeting minutes. The motion passed (7) to (0).*

**Financials**

*A motion was made by Melad Ghabrial, seconded by Cindy Furman, to approve the August 2024 financials pending audit. The motion was passed (7) to (0).*

- Under budget ~ 22 utilities
- Pull trash to ensure no double payment.
- Noted \$72,207.60 payment from the city for the Casa matter.
- Unit 6 has been restored to prior condition.
- Can we get August/September renewal date for insurance?

**Unit 6 Debt Forgiveness**

*A motion was made by Cindy Furman, seconded by Vito Borruso, to approve forgiveness of the \$3,600 special assessment for Unit 6. The motion passed (7) to (0).*

**Budget Review**

Vito reviewed the 2025 budget with the Board. Further discussion will take place at the next meeting.

**Audit**

*A motion was made by Vito Borruso, seconded by Sam Saul, to approve the 2023 Audit as prepared by VanDerPol. The motion was passed (7) to (0).*

**Onsite Manager Report**

The Board thanked Jim Flores for his continued incredible work. The following updates were provided:

- Carpet was replaced.
  - A elevator to B garage
- Utility room in A building was reroofed.
- Marcello did "C" electrical room repairs
- 28,34,40,46 – rush of plumbing leaks
- 34, 28 – middle bath drain and vent pipes were replaced

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---

- SB 326 inspection – Jim and Walter assisted. There were no issues. Mark had a discussion with DB Associates and noted that everything looks great and in good condition.
- Bikes were stolen recently when holes were cut in the fencing.
- Mark is working on a newsletter for the membership.
- Mark and Jim are working on monitoring companies for camera monitoring rather than patrol.
- 36 Cameras – Monitor 8-9 cameras from 12am to 6am
- Request a security car onsite for \$80/week.
- Increase motion lighting in B Drive and C walk in gates... B installed already.
- Door on A storage is always open on the south side.
- Board to look into A.I. cameras.

**Landscape**

- Casa Tree Trimming – another 30-40% trim by end of year/January. Cost will be split 50/50 between Reef Gate and Casa Romantica.
- “A” walkway is complete. Walter did an excellent job overseeing this job.
- Ernie and Robin are constantly working on maintenance and had the following updates, which Jim will meet with Adrian to address:
  - Fountain has algae.
  - More mulch is needed.
  - Plants are dying.

**B Garage Issues**

The Board noted the use of Carbon Dioxide monitors and window coverings in the garage. Further review to be noted.

**Solar Project**

Mel to lay out project at annual meeting for the owners to

**Gas Fees**

Gas Stoves – who has them? This needs to be reconciled and billed appropriately.

**Delinquency Review**

It was noted that an owner is not paying current dues amount...management to follow up.

**Next Meeting**

The next meeting will be held on Wednesday, October 30<sup>th</sup> at 8AM.

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**Adjourned**

There being no further business to discuss, the meeting was adjourned at 10:00AM.

**Attest:**

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**Signature**

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**Date**