

**REEF GATE WEST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
September 30, 2023**

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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 30, 2023, via Zoom video conferencing.

**DIRECTORS PRESENT:**

Mark Lauria	-	President
Sam Saul	-	Vice President
Cindy Furman	-	Secretary
Vito Borruso	-	Treasurer
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 8:03 AM.

**Report from Board President, Mark Lauria**

Mark Lauria thanked the Board for all the work they have performed on behalf of the HOA. He noted that they are stewards of the Association. Mark also thanked TSG for their responsiveness and for always being available. Mark also noted Jim Flores exceptional manager reports and the work he performs onsite.

**Minutes**

*A motion was made by Cindy Furman, seconded by Vito Borruso, to approve the General Session meeting minutes dated August 19, 2023. The motion passed (5) to (0) to (1) Mark.*

**Financials**

*A motion was made by Melad Ghabrial, seconded by Cindy Furman, to approve the Financials for August 2023 pending audit. The motion passed (6) to (0).*

- 39 Operating
- 463 in reserves
- 170,000 over budget

**Timers**

It was noted that the timers in the common area were never changed for daylight savings. Jim Flores will resolve this.

**Delinquent Owners**

Management to prepare a reconciliation of each owner since the special assessment began in January.

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**2024 Budget Review**

The Board discussed the 2024 budget.

Are we collecting from city for Casa damages? Yes

It was recommended that dues should be increased to \$895 per month.

*A motion was made by John Sullivan, seconded by Cindy Furman, to approve the 2024 budget, pending the annual meeting vote. The motion passed (6) to (0).*

**Jim Flores**

- Both garage gates have had sensor replaced by Entry Systems.
- Doheny: remodel plumbing issues are paying off as the HOA is making pipe replacements during remodels.
- Management to pull numbers on plumbing.
- Jim is currently looking for replacements for Marcello.
- Received bid on ceiling and stair projects.

**Change in Attendance #1**

Chuck arrived at 9:10 A.M.

**Garage B/C Parking Area**

Chuck addressed seismic joints designed to separate two components of buildings. Compared all bids and gave recommendations. Need to rebuild professionally and do it right the first time!

**Change in Attendance #2**

John left the meeting at 9:31 A.M.

**A/B Parking Repairs**

*A motion was made by Vito Borruso, seconded by Sam Saul, to approve Covalt Floor Leveling's proposal in the amount of \$49,800, subject to going to an onsite project to review their work. Sam Saul withdrew his second, and Cindy Furman seconded the motion instead. The motion passed (4) to (1) John Sullivan to (1) Sam Saul.*

**Solar**

The Board noted concerns regarding solar in San Clemente due to overcast conditions. Did we get responses from other solar projects? Grace at TSG to follow up.

**Unit 57 Flooring**

Unit 57 needs to install carpet as the hard flooring in their unit is not approved. TSG to send notification of this decision.

**408 Corto Lane – Unsightly Siding**

Per the City of San Clemente, no further action will be taken in pursuing beautification of siding of neighboring property, 408 Corto Ln.

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**SB 326 – Balcony Inspections**

Management to obtain bids for SB 326 Balcon & deck inspections. Management to send the SB 326 information to the Board for further review. Add this to the agenda for the November meeting.

**Patrol One – Review**

- Patrol one needs to update their orders to “Cite 2, Tow 3.”
- Needs to send photos of the citations they put on cars so we can include them in the monthly report.

**Mel – Plumbing**

Melad would like to know if HOA is checking plumber costs.  
Get hourly costs from Partners Plumbing and Greenwall Plumbing

**Adjournment**

There being no further business to discuss, the General Meeting was adjourned at 10:22 a.m.

**Attest:**

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**Signature**

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**Date**