

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 26, 2025

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on February 26, 2025, at 8:00 a.m. via Zoom.

DIRECTORS PRESENT:

Mark Lauria	-	President
Cindy Furman	-	Secretary
John Sullivan	-	Member at Large
Ernie Garcia	-	Member at Large
Melad Ghabrial	-	Member at Large

DIRECTORS ABSENT:

Sam Saul	-	Vice President
Vito Borruso	-	Treasurer

ALSO PRESENT:

George Gustave	-	Account Executive
Jim Flores	-	Onsite Manager
Chuck Hartman		

Call to Order

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

Casa Romantica Landslide Update

The Board thanked Chuck Hartman for his continued dedication to representing Reef Gate as the pursuit of a landslide resolution evolves. Chuck continues to put great efforts into moving things forward.

Chuck is working on the retaining wall details. Caissons are being drilled today. There are the issues of water flow following pipe. Water coming out of the slope – working with the City to add sub drains.

Sean/Kevin – slope pitch – when Casa was regraded, they added more ground fill, about 6-8 feet. This raised the bluff and made it too steep; there is now a vertical drop. The slope face needs to be reduced. Meeting with city and slope engineer to discuss slope and drainage, and possibly to remove trees.

It was noted that Adrian redid the irrigation in the planter boxes and drains.

Mark Lauria submitted a \$53,554.02 request for reimbursement to the city. The cost of roughly \$128,000 for the wall will also be submitted in the near future. City has been very cooperative with regards to reimbursements.

Unit #6 has had all windows replaced. Their patio has a lot of issues that are being repaired that are not related to the slide.

Landscape/Maintenance Contract

It was noted that Marcello hurt his hand five weeks ago and Adrian has been doing Marcello's work. The HOA's reliance on Adrian highlights a need to look for alternatives.

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Save our Sand

Director Lauria reported on proposed sand saving project, which would be funded by a 0.5% sales tax. Director Lauria is now part of the steering committee to add another initiative to the future ballot. Director Lauria met with the presidents of ten other HOAs to recruit their assistance in influencing the city.

Reef Gate West Manual

It was noted that Directors Sullivan and Lauria are working on the Reef Gate West Community manual. This will be a very important document for the future reference.

Minutes

A motion was made by Cindy Furman, seconded by Mel Ghabrial, to approve the General Minutes dated January 8, 2025. The motion passed unanimously.

Gas inspections were recommended & valves inspect.

Financials

A motion was made by Mel Ghabrial, seconded by John Sullivan, to approve the December 2024 financials pending audit. The motion passed unanimously.

A motion was made by John Sullivan, seconded by Cindy Furman, to approve the January 2025 financials pending an explanation of insurance costs, and pending audit. The motion passed unanimously.

Security patrol...s/b video surveillance

Insurance Budget....ensure the budget is applied to the actual cost on the financial.

Report from Jim Flores

Jim provided an update on recent maintenance matters. John feels the recent water intrusion issue in the B garage is not rain water. The B Storage area has water damage. Jim is reviewing it. The HOA will address this issue as soon as possible. John Miller has addressed 5-6 units.

The video cameras in the B garage have been moved to a location that can better capture license plates of vehicles during ingress/egress.

Unit #35 has completed its plumbing repairs. The determination will likely be that the HOA is responsible for the repair/payment.

The Board thanked Jim for his excellent work and efforts.

It is noted that the entry call box is antiquated and should be replaced soon. Cox needs to check the phone lines. Pull stations need to be replaced. The main box beeps during rains.

Jim is working well with the ticketing process for vehicles at the community.

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Fred is now in charge of locking up the pool.

Solar Project

A new quote has been received to install solar panels. The estimate would cover about 60% of our current bill and would require battery backups.

Stand Pipe Testing

A motion was made by Ernie, seconded by Mel, to approve South Coast Fire to approve standpipe testing at a cost of \$12,600. The motion passed unanimously.

Janitorial

The Board reviewed Personal Touch's proposal for deep cleaning. The proposal is denied.

Architectural

There are no pending architectural items to review/approve.

Stucco Citation

The City issued a citation regarding falling stucco on the A Building. The area of concern is being inspected and will be repaired.

Landscape

There is an upcoming tree trimming scheduled for Casa Romantica which is supposed to be a heavy trim. Two trees in the front and two trees at the slope may be removed.

Next Meeting

The next meeting will be held on April 9, 2025.

Adjourned

There being no further business to discuss, the meeting was adjourned at 9:42 AM.

Attest:

Signature

Date