

REEF GATE WEST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 9, 2025

Upon notice duly given and received, the General Session Meeting of the Reef Gate West Homeowners Association Board of Directors was held on April 9, 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
Sam Saul	-	Vice President
Vito Borruso	-	Treasurer

DIRECTORS ABSENT:

ALSO PRESENT:

George Gustave	-	Account Executive
Chuck Hartman		

Call to Order

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

Recognition

Mark Lauria wanted to thank all Board Member and Committee Members for their hard work and dedication to Reef Gate West.

Casa Romantica Landslide Update

The renovation is moving along well. The retaining wall and drainage have been completed. The city has been reimbursing finds on a timely basis. The Board noted that the current drainage is being pumped back up to the curb at Corto Lane. Items that need to be worked on:

- Repair planter outside of #6 (John Miller)
- Complete finish work on wall faces
- Sprinkler and plumbing repairs.

Big thank you to Chuck Hartman for his hard work and participation in this entire project.

A motion was made by Melad Ghabrial, seconded by Vito Borruso, to waive 6 month of assessments for Chuck Harman for his participation in the Casa Landslide project effective July – December 2025. The motion passed unanimously.

Reef Gate West Manual

The Board will keep this on the agenda as the HOA Manual is still being worked on. Big thank you to John Sullivan for his extensive efforts in preparing this manual.

Signage

The Board reviewed the sample signage for the Community. With acceptance from the Board, the signs were submitted to the Sign House for preparation.

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Minutes

A motion was made by Cindy Furman, seconded by Mel Ghabrial, to approve the General Minutes dated February 26, 2025 as written. The motion passed unanimously.

Financials

A motion was made by Vito Borruso, seconded by John Sullivan, to approve the February 2025 financials pending audit. The motion passed unanimously.

It was noted that the CD's were reinvested for 13 months at 3.9%. Management is to review the gas bill and reconcile any issues. Move the entire insurance budget to the actual month the funds were spent. It was noted that the Janitorial Expense increased due to the increase given the Fred.

Gas Meter Installation

Sam Saul noted that he would oversee the Gas Meter review and installation.

Supervisor Report

Jim Flores gave his report on the community:

- Scaffolding was used at A Building for recent repairs
- C Building stair rust is being addressed
- #4 Plumbing repair has been completed.
- Palm trees have been trimmed
- Main Valve under B Garage has been replace.

The Board thanked Jim for his dedication to the Reef Gate community.

Standpipe Testing

South Coast Fire is in the process of checking all standpipes in the community

Cox Internet

Due to the amount of cameras, the Board upgraded the internet to 1 gig which will allow the camera video to work more efficiently.

Placards

A motion was made by Vito Borruso, seconded by Sam Saul, to allow one replacement placard and charge \$50 for any new ones. The motion passed unanimously.

Architectural

31 – Retrofit sliders were approved

35 – ensure letter was sent on dust/cleanliness issue

5 – permits were applied for but does not look like they have been posted

Casa Tree Trimming

The front trees are being removed after the slope repairs have been completed. There should be 5-6 trees that will be removed.

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Owner Complaint

A complaint was lodged against unit #69. Management to send the information to the owner and management is to communicate with them as well. Complainant is to be informed that the HOA is addressing the matter.

Assessment Recovery

A motion was made by Vito Borruso, seconded by Cindy Furman, to approve submitting acct TSG-6H-00033-1 and TSG-6H-00045-2 to legal for the collection of past due HOA assessments. The motion passed unanimously.

Next Meeting

The next meeting will be held on May 21, 2025.

Adjourned

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

Attest:

Signature

Date