

ESPLANADE AT SOMMERS BEND COMMUNITY ASSOCIATION
Board of Directors Meeting
Wednesday, August 21, 2024 | Multipurpose Room
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Esplanade at Sommers Bend Community Association Board of Directors was called to order at 4:00 p.m. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Gloria O'Brien, President
Tony Haftel, Secretary
Jay Shepard, Treasurer

DIRECTORS ABSENT

None

SEABREEZE MANAGEMENT

Courtney Chastain, VP of Community Management (Via Zoom)
Linda Keefer, General Manager
Jessica Thomas, Associate Manager

2. EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

• **COMMITTEE UPDATES**

- Event Planning Committee – Gale Shepard provided an update.
- Garden Committee – Mary Haddad provided an update provided.
- Financial Committee – no update provided.
- Landscape Committee – no update provided.

3. OWNER QUESTIONS REGARDING AGENDA ITEMS

No items regarding the agenda were brought before the Board.

4. CONSENT CALENDAR

Resolution: A motion was made and seconded and carried to approve the Consent Calendar items A – D as presented. Motion carried 3/0.

A. Financial Report – July 2024

It is Board policy to review the draft financial statements at each General Session Board Meeting. Seabreeze Management has prepared and attached the most recent financial statements for review and acceptance by the Board.

The notable highlights are as follows:

Total Operating Funds	\$177,753.79
Total Reserve Funds	\$239,397.29
Total Other Assets/Liabilities	\$425,087.65
Total Assets	\$50,831.24

Resolution: That the July 2024 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – July 17, 2024

Resolution: That the General Session minutes dated July 17, 2024, be approved as presented.

C. Special General Session Minutes – August 6, 2024

Resolution: That the General Session minutes dated August 6, 2024, be approved as presented.

D. Lien

Resolution: That a lien be placed on account #061403592340 in accordance with the Association's delinquency policy if not made current prior to processing.

5. GOTHIC CONTRACT ADDENDUM

Resolution: A motion was made, seconded, and carried to approve the Gothic contract addendum for Phases 19, 29, 27 and 30 at a total cost of \$600.00. Motion carried 3/0.

6. LANDSCAPE PROPOSALS

Vendor	Location	Bid #	Cost
Adam's	Plant fill West side of clubhouse by dumpster (bid states East side)	12267	\$1,260.00
Adam's	Revamp Planter Overseeing Pool Area	12268	\$1,100.00
Adam's	Plant Infill East Side of Clubhouse	12269	\$770.00

Resolution: A motion was made, seconded, and carried to approve the above listed Adam's Landscape proposals for a total amount of \$3,130.00. Motion carried 3/0.

7. MULCH PROPOSAL - Common Area Clubhouse

Resolution: A motion was made, seconded, and carried to approve the proposal provided by All Terrain Landscape for sixty cubic yards of mulch for installation around the common area of the clubhouse in the amount of \$5,100.00. Motion carried 3/0.

8. LANDSCAPE CONTRACT

Resolution: A motion was made, seconded, and carried to approve the proposal provided by Adam's Landscape for Association's landscape contract in the amount of \$4,650.00 per month. Motion carried 3/0.

9. VENDOR TERMINATION

Resolution: A motion was made, seconded and carried to terminate the Gothic Landscape contract effective September 20, 2024. Motion carried 3/0.

10. CAMERA MONITORING PROPOSALS

Resolution: A motion was made, seconded, and carried to pull the proposal provided by Smart Systems Technology for camera monitoring from the agenda. Request made by the Board to seek repair cost for camera by pool and to seek subscription for Ring system. Motion carried 3/0.

11. CAMERA PROPOSAL

Resolution: A motion was made, seconded, and carried to pull the proposal provided by Smart Systems Technology for the installation of two additional Luma cameras from the agenda. Motion carried 3/0.

12. CIRCUIT BREAKER PROPOSAL

Resolution: A motion was made, seconded, and carried to pull the proposal provided by Prudential Electric for the installation of Square D circuit breakers from the agenda. Motion carried 3/0.

13. ENERGY MONITORING TRACKER PROPOSAL

Resolution: A motion was made, seconded, and carried to deny the proposal provided by Prudential Electric for the installation of an energy monitoring tracking device from the agenda. Motion carried 3/0.

14. PET WASTE STATION – Butterfly Park

Resolution: A motion was made, seconded, and carried to deny the request for an additional pet waste station to be installed at the Butterfly Park. Motion carried 3/0.

15. KNOX BOX PROPOSAL - CG Systems

Resolution: A motion was made, seconded, and carried to deny the proposal provided by CG Systems for the installation of dual Knox boxes at the four (4) Association gates. Motion carried 3/0.

16. FOB PROPOSAL – CG Systems

Resolution: A motion was made, seconded, and carried to approve the proposal provided by CG Systems for the purchase 100 fobs at a cost of \$910.95. Motion carried 3/0.

17. COMMITTEE RESIGNATIONS

Resolution: A motion was made, seconded, and carried to accept the resignations of the below listed committee members as presented. Motion carried 2/0. Director Sheppard abstained.

- DRC Committee – Jay Shepard
- Social Committee – Linda Lindsay
- Social Committee – Gale Shepard
- Social Committee – Mary Sanchez
- Social Committee – Gina Butcher

18. EVENT PLANNING CANDIDATES

Resolution: A motion was made, seconded, and carried to appoint the below listed members to the Event Planning Committee as presented. Motion carried 3/0.

- Andre Bale
- Beverly Beltramo
- Wendy Brooks
- Lori Blate
- Judy Scurlock
- Lori Quellman
- Maureen Venturnio

19. PICKLEBALL TOURNAMENT

Resolution: A motion was made, seconded, and carried to approve the pickleball tournament to be held on Saturday, October 5, 2024 and Sunday, October 6, 2024 from 7:00 a.m. to noon and 1:00 p.m. to 4:00 p.m. on both days with the pickle ball committee requesting a \$15.00 donation per player to cover the cost of supplies (pickleballs) and food to be purchased for lunch. *This is not a HOA affiliated event. Motion carried 3/0.

20. COMMUNITY CARES SERVICE PROJECT DONATION BOXES

Resolution: A motion was made, seconded, and carried to allow putting boxes in clubhouse for donations for the military, Toys for Tots and for any other non-profits chosen by the club with notation that this is not a HOA affiliated event. Motion carried 3/0.

21. GRANDPARENTS DAYS – September 8, 2024

Resolution: A motion was made, seconded, and carried to approve the Event Planning Committee request to use the multipurpose room and BBQ area on Sunday, September 8, 2024, for a Grandparents Day celebration along with extending the pool hours from 10:00 a.m. to 5:00 p.m. for just that one day. Motion carried 3/0.

22. POPCORN MACHINE

Resolution: A motion was made, seconded, and carried to approve the purchase of the below listed items for a popcorn machine and needed supplies. Motion carried 3/0.

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Item	Cost
Popcorn Machine	\$298.95
Kettle Corn	\$22.95 – case of 12 packages
Buttered Pop Corn	\$44.95 (24 pack)
Bags	\$9.49 – 200 1 oz. bags
Popcorn Scooper	\$13.96

23. KITCHEN/PANTRY LOCKED

Resolution: A motion was made, seconded, and carried to approve the kitchen to remain unlocked and pantry which holds items for the Event Planning Committee to remain locked. The event committee maintains the right to lock the kitchen when stocking items in preparation for an upcoming event. Motion carried 3/0.

24. HOMEOWNER CORRESPONDENCE – Gym Hours

Resolution: A motion was made, seconded, and carried to approve the gym/clubhouse to remain open until 11:00 p.m. seven (7) days a week and instruct management to have SST update change the alarm from 10:30 p.m. to 11:30 p.m. Motion carried 2/1.

25. VARIANCE

Resolution: A motion was made, seconded, and carried to approve a variance for the set back of the outdoor fireplace at 39840 Everly. Motion carried 3/0.

26. REPORTS

- Landscape Committee – August 2024

Action: Review & file.

27. BOARD/COMMUNITY UPDATES

POOL SURVEY UPDATE - The Board advised the Community that the pool survey to change to children's hours did not pass.

28. HOMEOWNER FORUM

- Garden Committee candidates needed
- Pool Vendor - days of service
- Security camera – can management replay the video
- Landscaping on Abronia Court
- Clarify rules on the kitchen/pantry
- New system for member alerts from residents
- Yoga lawn is wasted space
- Emails answered in a timely manner
- Flyers created by management versus clubs and committees
- Sound panels for the multipurpose room
- Stove for the kitchen
- Membership requests Town Hall meetings be scheduled
- Timetable for watering common area landscape
- Clarify the rules for poker, bunco, bingo

29. NEXT MEETING

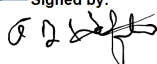
The next meeting of the Esplanade at Sommers Bend Community Association Board of Directors is scheduled for Wednesday, September 18, 2024. Executive Session will begin at 2:00 p.m. and General Session will follow at 4:00 p.m.

30. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 5:36 p.m.

Certificate of Authenticity

I, Tony Haftel, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors for the Esplanade at Sommers Bend Community Association.

Signed by:

65CA14E7CE0446C

Secretary Esplanade HOA Board

9/30/2024

Signature

Title

Date