

Sea Point Townhomes Community

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BOARD OF DIRECTORS MEETING REGULAR SESSION MINUTES January 27, 2021

A Regular Session meeting of the Board of Directors at Sea Point Townhomes Community Association was called to order by President Duncan at 6:00 p.m. on Wednesday, January 27, 2021 via teleconference in Del Mar, CA. A quorum was achieved with the following directors present:

Present

Jad Duncan, President
Suzanne Zoehrer, Vice President
Pat Altobell, Secretary
Dana Suberi, Treasurer
Darby Lewis, Director at Large
Jordan Einbinder, Director at Large (present for 45 minutes)
Ilene Klein, Director at Large

Also, present: Patty Hallaux, Community Manager

Others Present

Six (6) homeowners were present via teleconference

Open Forum

Items discussed as follows:

- Permanent use of teleconference for monthly Board meetings as a means for out of area owners to participate in the meetings.
- Parking rule update.
- Improvements to the Volleyball court.
- Newsletter reminder regarding dog rules in the park.
- Accessing park by reaching over gate.

Approve Prior Meeting Minutes

- a. A motion was made by Director Lewis, seconded by Vice President Zoehrer, and unanimously carried to approve the December 9, 2020 regular session meeting minutes as submitted.

Administration

President Duncan provided an administrative report/update and discussed any pending decisions necessary for the Board's review, if applicable.

- a. A motion was duly made by President Duncan, seconded by Director Klein, and unanimously carried to approve restated election rules as submitted by legal counsel.
- b. The Board Directors responsible for drafting revised parking rules presented a simplified draft incorporating membership townhall feedback and presented recommendations for administering parking rules. The Board will continue to discuss proposed parking rules, with the goal of submitting a proposed draft to membership shortly. President Duncan encouraged Board members to submit additional input prior to the February meeting.

Landscape Committee

Director Lewis provided a Landscape Committee report/update and discussed any pending decisions necessary for the Board's review, if applicable.

Maintenance Committee

Secretary Altobell provided a Maintenance Committee report/update and discussed any pending decisions necessary for the Board's review, if applicable.

- a. A motion was duly made by President Duncan, seconded by Secretary Altobell, and unanimously carried to approve ratifying the proposal from Paws Plumbing in the amount of \$5,088.84 to repair a slab leak.

Architectural Review

There were no pending issues from the Architectural Committee to report and/or discuss.

Finance Committee

Treasurer Suberi provided a Finance Committee report/update and discussed any pending decisions necessary for the Board's review, if applicable.

- a. A motion was made by Treasurer Suberi, seconded by Vice President Zoehrer, and unanimously carried to ratify the monthly review of the Sea Point Townhomes financial statement for November and December 2020 as listed in Civil Code §5500 by the Sea Point Financial Committee.
- b. A motion was duly made by Treasurer Suberi, seconded by President Duncan, and unanimously carried to approve the transfer of funds for non-recurring expenses in the amount of \$44,966 to Handa Construction as a progress payment for the community painting project (invoice #4124), Dils Roofing in the amount of \$58,840 as the final payments for phase #3 roof replacement (invoices #481538, #481450), and Perry Plumbing in the amount of \$16,330 for plumbing repairs (Invoices #81440 & #81370) to be in compliance with Civil Code Section §5502.

Social Committee

The social committee did not meet this month.

Security Committee

The Security Committee did not meet in the month of September.

Manager’s Report

Community Manager, Patty Hallaux, provided an update on operations and reported any issues to discuss with the Board.

- a. A motion was duly made by Vice President Zoehrer, seconded by Director Klein, and unanimously carried to restore and maintain the Volleyball court.

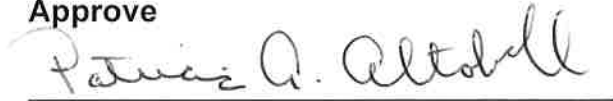
Confirm Next Meeting Date

The next regular session meeting date will be held Wednesday, February 24, 2021 at 6:00 p.m.


Adjournment

There being no further business to come before the Regular Session meeting the meeting was adjourned at 7:30 p.m.

Approve



 Secretary



 Date