

**C**ondominium **H**omeowner **A**ssociation **M**anagement **P**rofessional **S**ervices

*A Division of AAM, LLC*

760/603-0501

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*Seagate Village Community Association*

**BOARD OF DIRECTORS MEETING**

*Tuesday, March 10, 2020*

**Immediately after the Executive Session scheduled for  
6:30 P.M.**

**Encinitas Community Center - Room 136  
1140 Oakcrest Park Drive  
Encinitas, CA**

# *Seagate Village Community Association*

**Board of Directors Meeting  
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**Encinitas Community Center - Room 136  
1140 Oakcrest Park Drive  
Encinitas, CA.**

## **AGENDA**

**I. Membership Participation**

**II. Call to Order**

**III. Approval of Minutes**

*Secretary*

- A. Approval of the Board of Directors Meeting Minutes of February 11, 2020 prepared by  
*CHAMPS/AAM.*  
*XXX Requires Board Action*

*Pages 1-3*

**IV. Financials**

- A. Approval of the Financial Statements and Bank Reconciliations for the period ending January 31, 2019, subject to year-end review.  
*XXX Requires Board Action*

*Sent separately via email*

**B. Delinquency Report**

1. As prepared by *CHAMPS/AAM*

*Page 4 - 5*

2. Legal Counsel Update and correspondence. From Green, Bryant & French

*Hand Carry*

**V. Committees**

**A. Landscape**

**B. Architectural**

**C. CC&R Committee**

**VI. New Business -**

- A. **Audit from T. M. Ferrara, CPA FYE 6.30.2019:** Review and approval of Audit performed by Timothy M. Ferrara, CPA.  
*XXX Requires Board Action*

*Pages 6 - 16*

- B. **Holmes Landscape Tree Trim Plan B:** Review of Plan B Tree Trim plan, Holmes has been advised to perform additional crowning of tree at Hill Top above Autumn Park, please advise of month of execution.

*XXX Requires Board Action*

*Pages 17 - 18*

**VI. New Business Cont. -**

- C. Cardiff Roofing:** 1715 Gentle Breeze Roof Proposal for reported leak, repairs to be performed at a cost of \$800.00.  
*XXX Requires Board Action* *Page 19*
- D. Proposal for Level 3 Reserve Study(s):** Proposals for Level 3 Reserve Study to be performed for Patio Homes, Recreation and Condominiums by Timothy M. Ferrara, CPA at a cost of \$1,410.00.  
*XXX Requires Board Action* *Pages 20 - 22*
- E. 1758 Edgefield:** Banana Tree growth and root system have lifted the patio 4 foot wall away from footing. Board concerned of liability the wall has on association. Discussion for removal of wall and Banana tree  
*XXX Board Action Required* *Page 23 – 27*
- F. EDCO Trash Receptacle:** Board requested trash service for disposal of dog station waste for the month of March 2020. Service may need to be continued for Pacific Green to have a disposal location as they remove green waste from the property.  
*XXX Board Action Required* *Pages 28 - 31*

**VII. Homeowner Correspondence**

1. Homeowner Courtesies Notices (C.N.) and Approval letters, etc. *Pages 31 - 44*
2. 1740 Edgefield concerned about landscapers using the visitor parking. *Pages 45 - 46*
3. Homeowner concerned about Board behavior. *Pages 47 - 49*
4. 1709 1749 Edgefield followed up on C.N. not their tree. *Pages 50 - 51*
5. Needles found on Rambling Road *Pages 52 - 54*
6. 1763 Edgefield requested new trash bins, owner contact EDCO, advise Management to execute order of exchange. Emily update Seagate profile so there is no future confusion with the process. Advise if you would like information should be added to website FAQ. *Pages 55 - 56*
7. Homeowner concerned that the HOA needs to consider replacing mailbox stands as the condition appear to her to be 'shabby'. *Pages 57 - 61*

**VIII. Vendor Correspondence**

1. **Wisteria Pool:** Request for pool heaters to be turned on with day-light savings time. *Page 62*

**IX. Announcements**

- A. The next regularly scheduled Board Meeting is March 10, 2020 at the Encinitas Community Center at 6:30 p.m.
- B. The next walk thru is scheduled to be on Tuesday March 10, 2020 at 9:30 am, meet at the pool.

**X. Adjournment**