

**Seagate Village Community Homeowners Association**  
**Board of Directors Meeting**  
**October 8, 2019**

**MINUTES**

- I. OPEN FORUM** – No Homeowner issue were brought up. One homeowner present.
- II. CALL TO ORDER**  
The October 8, 2019 Seagate Village Board of Directors meeting was called to order by President Robert Cantrell at 6:30 pm.

**Officers Present**

<b>President</b>	Robert Cantrell
<b>Vice President</b>	Mike Wells
<b>Treasurer</b>	Vivian Doudt
<b>Secretary</b>	Marlon Taylor
<b>Director</b>	Jim Thompson

- III. Approval of Minutes**
- A. Approval of the Board of Directors Meeting Minutes of August 13, 2019 prepared by CHAMPS/AAM.**  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of August 13, 2019 prepared by CHAMPS/AAM.
- IV. Financials**
- A. Approval of the Financial Review for the Financial Year ending June 30, 2019 prepared by the CPA, Tim Ferrara.**  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Financial Review as prepared by The CPA for distribution to the membership.
- B. Approval of the Financial Statements and Bank Reconciliations for the period ending August 31, 2019, subject to year-end review.**  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the Financial Statements and Bank Reconciliations for the period ending August 31, 2019 subject to year-end review.
- C. Delinquency Report**
- 1. Review of the Delinquency status report:** The Board reviewed the Delinquency Report.  
**RESOLUTION:** A motion was made, seconded and unanimously carried to approve the following accounts: **1355902, 1355952 and 1355977** to be sent a Red Letter Notice informing them of the delinquency in their account.

**D. Delinquency Report (Cont.....)**

2. **Lot Book Report and Collection status update prepared by Green, Bryan & French: The Board reviewed the report.**  
**RESOLUTION:** There was no Board Action at this time.

**V. Committee Reports**

A. **Landscape** – The Board reviewed the Landscapers report.

B. **Architectural**

1. **Approval of Architectural Request – 1742 Hill Top Lane –Solar Panels Installation.**

**RESOLUTION:** A motion was made, seconded and unanimously carried to approve Architectural request for 1742 Hill Top Lane, to install solar panels.

**VI. Unfinished Business - None**

**VII. New Business**

A. **Approval to purchase Picnic table and benches for Chaz Park:** The Board reviewed the information provided by the Management.  
**RESOLUTION:** The Item was tabled at this time and will be taken up at the next meeting.

B. **Request to Ratify the Proposal from Wisteria Pools Inc.:** The Board once again reviewed the proposal for replacement of the heater for the Spa at the cost of \$2,995.00  
**RESOLUTION:** A motion was made, seconded and unanimously carried to ratify the approval of the proposal, for replacement of the Spa heater at the cost of \$2,995.00

**VIII. Homeowner Correspondence**

1. **Email from Lot#0010 regarding concerns:** The Board requested to have the owner come for a hearing.
2. **Email from 1715 Gentle Breeze Ln regarding termites:** The Board has put the unit on the list for treatment as per the scheduled being followed.
3. **Email from Homeowner regarding the Rodent activity:** Management has informed the homeowner that the pest company was informed.
4. **General issue regarding dog park access and commercial activity in the community:** The Board discussed the issue and the Management was asked to seek tall fence proposals
5. **Plumbing issues from 1729 Gentle Breeze Ln. regarding repairs:** The Board informed that the Homeowner had to pay the initial amount before the HOA's Insurance comes into effect.

**VIII. Homeowner Correspondence (Cont.....)**

- 6. **Various issues from 1729 Gentle Breeze Ln regarding repairs:** The Board informed that the issues will be taken up in due course when the jobs have been consolidated.
- 7. **Various issues regarding repairs from 1716 Gentle Breeze:** The Board asked the Management to have the handyman carryout the necessary repairs.

**IX. Management Report** - The Management Report was reviewed in detail.

**COMMENT BY THE BOARD:** The Board has requested the Management to inform the current vendor about the Leaf blower Ordinance.

**X. Announcements**

- A. The next regularly scheduled Board Meeting is Tuesday, November 12, 2019 at the Encinitas Community Center at 6:30 p.m.
- C. The next walk thru is scheduled to be held on Tuesday, November 12, 2019 at 9:30 a.m., meeting at the pool area.

**X. Adjournment:** There being no further business the meeting was adjourned at 8:18pm.

**Attested:**  \_\_\_\_\_

**Date:** 11/12/19 \_\_\_\_\_