

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

*A Division of AAM, LLC*

760/603-0501

FAX: 760/603-0505

*Seagate Village Community Association*

**BOARD OF DIRECTORS MEETING**

*Tuesday, October 13, 2020*

**6:30 PM**

Join Zoom Meeting

<https://aam.zoom.us/j/93773435279>

Meeting ID: **937 7343 5279**

Passcode: **954932**

One tap mobile

1-669-900-9128,,93773435279#



# Seagate Village Community Association

Board of Directors Meeting  
Tuesday October 13, 2020 at 6:30 PM

Via Zoom Tele-conference or Video-conference  
Encinitas, CA.

## AGENDA

Join Zoom Meeting  
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### I. Membership Open Forum

### II. Call to Order

### III. Approval of Minutes

- A. Approval of the Board of Directors Meeting Minutes of September 8, 2020 prepared by  
*CHAMPS/AAM.*  
*XXX Requires Board Action*

*Secretary*

*Pages 1-4*

### IV. Financials

- A. Approval of the Financial Statements and Bank Reconciliations for the period ending August 31, 2020, subject to year-end review.  
*XXX Requires Board Action*

*Sent separately via email*

#### B. Delinquency Report

1. As prepared by *CHAMPS/AAM*

*Pages 5-7*

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

\*Due to COVID-19 Status Report have been paused

*Pages 8-10*

### V. Committees

- A. Landscape : Vivian

#### B. Architectural

- C. CC&R Committee: Continuation of ballot collection.

*Pages 11-17*

### VI. Old Business

#### A. Termite Vendors:

Address		Best Rate	R-Solutions	R-Solutions w/Tile Warranty
1709-1721 Knollfield	Fumigation	5762.00	4345.00	5040.00
1714-1740 Knollfield	Fumigation	9354.00	8635.00	9930.00
1729-1733 Gentle Breeze	Fumigation	5762.00	4345.00	5040.00
1736-1748 Gentle Breeze	Fumigation	6216.00	4730.00	5425.00
1756-1768 Gentle Breeze	Fumigation	6216.00	4730.00	5425.00

*XXX Requires Board Action*

*Pages 18-108*

**VII. New Business**

- A. Pool Heater Petition:** The membership has collected signatures from the community for the pool heater to remain on due to COVID-19 limitations to exercise.  
*XXX Requires Board Action* *Pages 109-112*
- B. Resignation:** Acceptance of resignation of board member.  
*XXX Requires Board Action* *Page 113*
- C. Resignation:** Acceptance of resignation of board member.  
*XXX Requires Board Action* *Page 114*
- D. Pacific Green:**

Slope outside pool along Rambling Rd.	700.00
Slope outside pool near backflow	495.00

*XXX Required Board Action* *Pages 115-117*
- E. Flags for Condos:** Condo owner addressed the landscapers trimming the pigmy palms outside their unit and they felt was not warranted. Landscapers suggested using colored flags to demarcated the units who do not want the landscapers to trim foliage outside unit.  
*XXX Requires Board Action* *Pages 118-125*
- F. Request for Reimbursement:** Owner requesting reimbursement of veterinarian bill for dog injuries sustained the park from the screws sticking out of the dog waste station.  
*XXX Requires Board Action* *Pages 126-133*

**VIII. Homeowner Correspondence**

- 1. Homeowner requesting the board address the slope weeds/planting *Pages 134-136*
- 3. Homeowner concerned about fallen branches *Pages 137-138*
- 4. Homeowner concerned about landscaping, concrete drain, lights, roof sealing *Pages 139-147*
- 5. Homeowner concerned about retaining wall, fascia and lawn *Pages 148-150*

**IX. Management Report** *Pages 151-167*

**X. Announcements**

- A.** The next regularly scheduled Board Meeting is November 10, 2020 at the Encinitas Community Center at 6:30 p.m. depending on the COVID-19 regulation or via Zoom tele-conference or video-conference.
- B.** The next walk thru is scheduled to be on Tuesday November 10, 2020 at 11:30 am, meet at the pool.

**XI. Adjournment**