

Condominium Homeowner Association Management Professional Services

A Division of AAM, LLC

760/603-0501

FAX: 760/603-0505

Seagate Village Community Association

BOARD OF DIRECTORS MEETING

Tuesday, November 10, 2020

6:30 PM

Join Zoom Meeting

<https://aam.zoom.us/j/96317422828>

Meeting ID: 963 1742 2828

Passcode: 231126

One tap mobile

1-669-900-9128,,96317422828#

1-253-215-8782,,96317422828#

Seagate Village Community Association

Board of Directors Meeting
Tuesday November 10, 2020 at 6:30 PM

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

AGENDA

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I. Membership Open Forum

II. Call to Order

III. Approval of Minutes

Secretary

- A. Approval of the Board of Directors Meeting Minutes of October 13, 2020 prepared by
CHAMPS/AAM.
XXX Requires Board Action

Pages 1-4

IV. Financials

- A. Approval of the Financial Statements and Bank Reconciliations for the period ending September 30, 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 intermittent.

V. Committees

- A. **Landscape:** Vivian

B. Architectural:

- C. **CC&R Committee:** Ballots mailed out to owner who have yet to vote.

VII. New Business cont.

- G. 1774 Edgefield:** Approval of termite inspection by Major League for treatment at a cost of \$6380.00 without tile warranty and \$7,205.00 with warranty.
XXX Requires Board Action *Pages 45-52*
- H. 1744 Gentle Breeze:** Approval of termite inspection by R-Solution for treatment at a cost of \$1,295.00 without concealed fumigation or \$2,090.00 with concealed fumigation. Awaiting inspection report from Major League.
XXX Board Action Required *Pages 53-60*

VIII. Homeowner Correspondence

1. Homeowner concerned about continuous parking along curb, should be red. *Pages 61-62*
3. Homeowner repaired post from hammock, photos attached. *Pages 63-65*
4. Homeowner concerned about rain gutter spouts, added to list for repair *Pages 66-67*

IX. Management Report

Pages 68-129

X. Announcements

- A.** The next regularly scheduled Board Meeting is December 8, 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 December 8, 2020 at 11:30 am, meet at the pool.

XI. Adjournment