

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, January 12, 2021

6:30 PM

Join Zoom Meeting

Join Zoom Meeting

<https://aam.zoom.us/j/92899266503>

Meeting ID: **928 9926 6503**

Passcode: **472108**

One tap mobile

1-346-248-7799,,92899266503# US (Houston)

1-669-900-9128,,92899266503# US (San Jose)

Seagate Village Community Association

Board of Directors Meeting
Tuesday January 12, 2021 at 5:00 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

Secretary

- A. Approval of the Board of Directors Meeting Minutes of November 10, 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 November 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 paused*

V. Committees

- A. **Landscape** : Vivian

B. Architectural

1. **1742 Hill Top**: Architectural Request to paint the home Beach House White and trim Cotton White.

XXX Board Action Required

Pages 8-9

2. **1724 Hill Top**: Seeking consideration of Pre-Approval for JADU before going to the City of Encinitas to move forward.

XXX Board Action Required

Pages 10-19

- C. **CC&R Committee**: Continuation of ballot collection reconvene in March.

VI. Old Business - None

VII. New Business

- A. Pool Heater:** Ratify the approval to replace the pool heater at a cost of \$4,795.38 from the reserve account.
XXX Requires Board Action *Pages 20-25*
- B. Pacific Green:** Approval of proposal to replant the corner of Rambling Road and Hill Top Lane at a cost of \$4,995.00 from the operating account.
XXX Requires Board Action *Pages 26-27*
- C. 1774 Edgefield:** Approval of Termite Inspection and treatment for at a cost of \$7,205.00 with Tile-Warranty.
XXX Requires Board Action *Pages 28-35*
- D. FHA Review:** Approval proposal to renew expiring FHA certification at a cost of \$765.00 from the operating account.
XXX Requires Board Action *Pages 36-39*

VIII. Management Report

Pages 40

X. Announcements

- A.** The next regularly scheduled Board Meeting is February 9, 2021 at the Encinitas Community Center at 5:00 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 February 9, 2021 at 11:30 am, meet at the pool.

XI. Adjournment