

Seagate Village Community Homeowners Association

Board of Directors Meeting Minutes

October 13, 2020

MINUTES

I. **OPEN FORUM** – Began at 6:30 pm seven members of the community were present and brought up their concerns for extension of pool heater and remaining open till November 30, 2020. New owner introduction, Edgefield being marshy, concerns of the slope appearance, some plants not thriving. Requested mulch for the slope area on Edgefield. Also report light out near 1628 Clearwater.

II. **CALL TO ORDER**

The October 13, 2020 Seagate Village Board of Directors meeting was called to order by Vice President Loreen Thomas at 6:46 pm.

Officers Present

President	Robert Cantrel - absent
Vice President	Loreen Thomas
Treasurer	Vivian Doudt
Secretary	Marlon Taylor
Director	Jim Thompson - absent

In addition, Judi McMahon of CHAMPS, a Division of AAAM, LLC were present.

III. **Approval of Minutes**

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

RESOLUTION: A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of September 8, 2020 prepared by CHAMPS/AAM.

IV. **Financials**

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

B. **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 send Lot# 0013 to attorney.

2. **Legal Counsel Update and correspondence from Green, Bryant & French**
Board accepted the terms of payment plan for Lot# 0062.

V. Committee Reports

- A. Landscape** – Vivian reported the committee had 1.5 hour walk with Punchlist to follow up areas of concern with Pacific Green.
- B. Architectural** – No Report by Jim at this time.
- C. CC&R Committee:** Continuation of ballot collection.

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

RESOLUTION: A motion was made, seconded and unanimously carried to table to compare with Major League proposal and review online. A town hall meeting will be schedule once a vendor is chosen to discuss with condo owners.

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.

RESOLUTION: A motion was made, seconded and unanimously carried to approve the homeowner petition to extend the pool heater to remain on until November 30, 2020. Immediate notification to petitioner, janitorial and pool vendor.

- B. Resignation:** Acceptance of resignation of board member.

Resolution: A motions was made, seconded and unanimously carried to approve the resignation.

- C. Resignation:** Acceptance of resignation of board member.

Resolution: A motion was made, seconded and unanimously carried to approve the resignation.

- D. Pacific Green:**

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

Resolution: A motion was made, seconded and unanimously carried to table the two proposals.

VII. New Business Cont.

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.

Resolution: A motion was made, seconded and unanimously carried to table the flags until the board decides how they want to demarcate certain condos not be maintained by landscape vendor.

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.

Resolution: A motion was made, seconded and unanimously carried to deny the reimbursement in correlation with the CCR's. Corrective action was taken to use screw covers on pest waste station stands.

G. Appointment of Interim President:

Resolution: The board appointed Loreen to be the interim president of the board.

VIII. Homeowner Correspondence:

The Board reviewed the following correspondence from the homeowners and commented as following:

a. Homeowner requesting the board address the slope weeds/planting.

Board Response: Advise owner the area is being addressed by the landscape vendor and board will review area.

b. Homeowner concerned about fallen branches.

Board Response: Management had Landscape handled matter on their next visit.

c. Homeowner concerned about landscaping, concrete drain, lights, roof sealing.

Board Response: The board would review the owners concerns regarding the items brought forth.

d. Homeowner concerned about retaining wall, fascia and lawn.

Board Response: The board would review the owners concerns regarding the items brought forth.

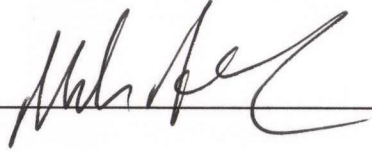
IX. Management Update: Items included within the board packet.

X. Announcements

A. The next regularly scheduled Board Meeting is Tuesday, November 10, 2020 at the Encinitas Community Center at 6:30 pm, depending on the COVID-19 regulations or via Zoom tele-conference or video-conference.

B. The next walk thru is scheduled to be held on Tuesday, November 10, 2020 at 9:30 a.m., meeting at the pool area.

XI. Adjournment: There being no further business the meeting was adjourned at 8:25 pm.

Attested:  _____

Date: 10/13/20 _____