

**Seascape Village Owners Association
General Session
March 16, 2016
Association Clubhouse**

Attendance

Board of Directors

Bill Grey, President

Nadine Cohen, Vice President

Hugh Bassett, Member at Large

Neila Burns, Treasurer

Tom Polinko, Member at Large

Management/Other

Sheryl Sharp, Curtis Management Company

Call to Order

President Bill Grey called the meeting to order at 6:04 p.m.

Executive Session

The following was discussed during the Executive Session Meeting: approval of meeting minutes, delinquencies, legal matters, third party contracts and member discipline.

Homeowners Forum

Thirteen (13) homeowners were in attendance.

Minutes

The Board *MSUA (Cohen/Burns) the General Session Meeting Minutes from the February 17, 2016 meeting. (5/0)

Financial

N. Burns provided an overview of the Association's current financial standings for the period ending February 2016.

The Board *MSUA (Bassett/Cohen) the financial statement for the period ending February 2016, subject to year-end audit. (5/0)

Investments

Nothing to report.

Delinquency

The Board reviewed the delinquency list.

SV-00055-1

The Board *MSUA (Grey/Bassett) to record a lien on the property. (5/0)

Committee Reports

Architectural

T. Polinko reported on three (3) pending architectural requests. He further reported the Committee would like to recommend that installation of satellite dishes not require a Maintenance Waiver to be recorded by the owner. The Board discussed the recommendation from the Committee.

The Board *MSUA (Grey/Burns) to require a Maintenance Waiver for satellite dishes installed on roof components only. (5/0)

T. Polinko requested on behalf of the Committee to appoint Paul Delaney as a member on the Architectural Committee.

The Board *MSUA (Grey/Cohen) to appoint Paul Delaney as a member on the Architectural Committee. (5/0)

Landscape

Committee chair reported the following:

1. The 400 Village street pear trees received the first of two spray applications of a fungicide in February. The second application was given the first week of March. This treatment is similar to what has been completed during the past several years to reduce Fire Blight and to preserve the trees.
2. The landscape crew completed the maintenance of the Halcon Loop and will be working in the Flamenco Loop.
3. Irrigation of all landscape areas has been reduced to one day per week based on the updated mandate of the South Coast Water District since there has not been significant rain this winter. Spot irrigation is only done to entrance medians areas. If the drought continues plants will continue to be in stress and die. Plant replacements of dead shrubs, groundcover, and lawns cannot occur presently because of the limited irrigation.
4. One Street Pear tree fell over in a recent rain storm due to the strong winds and that the base of the trees root system was weak due to fungus and rot. This condition was not visible since it was below ground and the tree looked very healthy.
5. A new fungus has entered the country from either Africa or New Zealand that causes damage to Red Apple Ice Plant. This species of ice plant is very prevalent throughout the Village. The fungus was first noted in San Diego County last summer. The ice plant species is not what is growing on the Camino Mira Costa slope, but in other landscape areas of our landscape. The name of the fungus is Downy Mildew and is untreatable at this time. Symptoms include general decline, defoliation, and rotting of the stems of the plant. Replanting of the Red Apple is not recommended at this time and the condition of this species will continue to be monitored and hopefully recommendations in the landscape industry will be forthcoming.

Maintenance

Committee chair reported on the ongoing cement project.

Pools

N. Cohen reported on the new Title 22 regulations the Association is required to comply with.

Presidents Report

B. Grey reported on the wood replacement project. He will be meeting on Friday for inspection.

Traffic

B. Grey reported there was one (1) tow last month.

Correspondence

The Board reviewed the work order log, violation log, and correspondence sent/received since the last meeting.

Old Business

Master Landscape Plan – Drought

The Board tentatively set the date of the Town Hall Meeting for May 21, 2016 at 10am contingent upon KTU+A confirming the date.

Concrete Repair/Replacement

The Board reviewed the list of concrete repairs and replacement.

Blue Balance Pools

The Board *MSUA (Cohen/Bassett) the revision for increasing the contract \$414 in summer and \$342 in winter for checking the 3 pools and spa daily for pool chemical levels to comply with the new revision to Title 22. (5/0)

New Business

Blue Balance Pools

The *MSUA (Grey/Bassett) to ratify Estimate #88 in the amount of \$1,481.30 for emergency replacement of the pump for the spa. (5/0)

South Coast Gardening Proposals

The Board *MSUA (Cohen/Bassett) the proposal for 3422 & 3424 Flamenco to replace a section of drain line in the amount of \$2,850. (5/0)

The Board *MSUA (Cohen/Grey) the proposal for 3311 & 3313 Halcon to replace 110' of drain line in the amount of \$3,700. (5/0)

The Board *MSUA (Cohen/Grey) the proposal for 3524 Flamenco to replace 50' of drain line and curb core in the amount of \$2,600. (5/0)

The Board *MSUA (Cohen/Grey) the proposal for 3521 Flamenco to connect the downspout to a new drain line in the amount of \$700. (5/0)

2015 Year-end Review

The Board *MSUA (Burns/Grey) the 2015 year-end audit prepared by Beck & Co., C.P.A. (5/0)

Next Meeting

The next General Session Board Meeting is scheduled for Wednesday, April 20, 2016.

Adjournment

The meeting adjourned at 7:55 p.m.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Seascape Village Owners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.

Respectfully Submitted:

Sheryl Sharp, RS

Board Signature