

NORMANDY BY THE SEA HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
January 13th, 2003

A meeting of the Board of Directors of Normandy By the Sea Homeowners Association was called to order by President Ron Wishner at 6:00 p.m., on Monday January 13th, 2003 in the Recreation Room located at the project in Del Mar.

A quorum was established as the following directors were in attendance:

Directors present: *Ron Wishner - President*
 Stephen Balch – Vice President
 Charlotte Grumbrell - Treasure
 Stephanie Akerstrom - Secretary, was absent

Also present: *Pamela A. Dow, Management Representative,*
 N. N. Jaeschke, Inc.
 Several homeowners were attendance.

President Ron Wishner called the meeting, and introduced the homeowners to Pamela Dow, the new manager assigned to their account.

OPEN TIME FOR HOMEOWNERS

President Ron Wishner opened the meeting to comments from homeowners.

A homeowner Don, gave the board a proxy from Stephanie Akerstrom, since she was absent, to vote on the proposal to do a special assessment. No other homeowners had comments.

APPROVAL OF MINUTES

Upon a motion made, seconded, and carried, the Board of Directors approved of the Minutes, from the December, 2002 meeting of the Board.

FINANCIAL REPORTS

Since SHE Manages didn't supply NNJ with all the financial information, NNJ could not supply the board with accurate financial figures. This will defer to the following month.

MANAGEMENT REPORT

The Management Report is on file in the Board packet.

COMMITTEES

Landscape Committee- *Stephen Balch gave the board a review of what has transpired this past month. Still pending is a bid from Pest Master, regarding the black fungus on the shrubs along the driveway.*

There is ivy growing on the fences, and walls, that Eddie has on his list to remove. Eddie also

submitted a bid to power wash the walk ways, to remove the green moss growing in areas where there is very little sunlight.

Architectural –*This committee has not met yet.*

Maintenance- *Ron informed every one of the vandals that destroyed the intercom system in building A. He called and got a new system replaced. Kudos to Ron for getting that done in a rapid time frame.*

He also mentioned that the railing in the front walkway by building A was in need of repair. Pearla Wichner mentioned that there was a list of things that needed to be done before the tenting for termites can be done.

The asphalt was looked at, and the suggestion was to go to Home Depot and have a few homeowners do the repairs to save money for now. A motion was made to ask Peter for help, but there was no second on that motion.

Housekeeping- *NNJ to supply bid for housekeeping, the current schedule for their cleaning lady is Mondays and Thursdays. Don't schedule NNJ to come on those days for the bid.*

Other Business- *Bids for jetting the pipes were asked of management. (Drain Patrol)*

A Suggestion was made to put on the newsletter to all the homeowner. Put yeast down your pipes to help clear them out naturally.

Attain bid for an accountant. They previously used Sonnenburg.

Respond to the letter from Thyssenkrupp, regarding their 90 termination letter.

Both elevators look good, but elevator B has a mechanical problem. Need to get it repaired.

*Get Insurance bids, and include earthquake insurance on the bid.
Table CID bid for earthquake insurance until more bids are received.*

Get bids for acquiring a retainer from Attorneys.

Ron purposed a special assessment of \$300.00 to the board. This assessment he feels is critical to pay back funds borrowed from Reserves, which they borrowed to pay the high increase on their insurance premiums last September.

Stephen Balch mentioned that he and Arjon DeAngelo felt it wasn't as critical as Ron did, and offered an alternative plan of \$150 now and if need be \$150 in Sept if the reserves were not built back to the status it should be.

A motion to accept the \$300.00 assessment was made, two for it, two against it, and since Stephanie was absent, although a proxy was submitted, legally, it's not a counted vote. The assessment for now did not pass unanimously.

NEXT WALKTHROUGH


The next walk-through is scheduled for Thursday February 6th, 2003 at 9:00 am

NEXT BOARD MEETING

The next Board of Directors meeting will be held February 2003 at 6:00 p.m.

ADJOURNMENT

There being no further business to come before this meeting, the meeting was duly adjourned at 8:00 P.M.

Approved:  Date: February 10, 2003
Secretary