Normandy by the Sea Community Association Minutes of the Regular Session Meeting Board of Directors November 10, 2004

A Regular Session Meeting of the Board of Directors of Normandy by the Sea Community Association was called to order by Michael Kewin at 6:10p.m. on Wednesday, November 10, 2004 in the clubhouse at 424 Stratford Court in Del Mar, California.

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

Directors present:	Michael Kewin Peter Calvi Dr. Maurice Miller Ron Wichner Annika Risher
Also present:	Wade Andre, N. N. Jaeschke, Inc. Mark Krask, N.N. Jaeschke, Inc. David Lynn, Merrill Lynch Perla Wichner Thomas McDonald Ree Miller

Building Maintenance Discussion: Mark Krask was present from N.N. Jaeschke, Inc. to discuss maintenance issues within the buildings as well as present a painting proposal to the Board for review. The Board thanked Mr. Krask for his proposal and the meeting proceeded as scheduled.

Investment Opportunities: Dave Lynn was present from Merrill Lynch to discuss the Board's reserve accounts and possible investment opportunities. Following discussion, the Board thanked Mr. Lynn for his attendance at the meeting, and the meeting continued on as scheduled.

OPEN TIME FOR HOMEOWNERS

Discussion was held regarding art work taken from the hallway near unit B12, as well as at the other end of the floor. It was agreed that something should be put back in its place, and that the Architectural Committee would consider options. A poll would be put together to send out to the nearby homeowners for input on this matter. Also discussed was the need to tighten up security in the building due to several solicitors gaining access to the building. Management was requested to obtain (2) two "No Soliciting" signs for the buildings.

MINUTES

Following review, a motion was made, seconded and carried, to approve the Minutes of the Regular Board of Directors Meeting held on October 13, 2004 as submitted.

FINANCIAL

The Board reviewed the financial reports with the Board for the period ending October 29, 2004. A motion was made, seconded and carried, to accept the financial report as submitted to be placed on file for audit.

MANAGEMENT REPORT

Management submitted a written report, a copy of which is on file.

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COMMITTEES

Landscape: No report was given at this time.

Financial: No report was given at this meeting.

Architectural: It was noted that an approval was given to the owners of unit B15 for the installation of a new patio door on the north side of the unit. Also approved was the installation of (3) three Solatubes for unit A34.

CC&R's: No report was given at this time.

OLD BUSINESS

Coupon Books: Management advised the Board that coupon books were now available to provide to the membership for monthly billing. It was agreed that the Association would stay with the current statement method.

Maintenance Contract: As requested, Management presented bids for an on-going monthly Maintenance Contract for the Association. A motion was made, seconded and carried, to approve the bid submitted by N.N. Jaeschke, Inc. Building Services in the amount of \$320.00 for (2) two (4) four hour days per month.

NEW BUSINESS

Fire Watch Bid: Management submitted a bid that was presented from Fire Watch for the installation of new "polarized" alarm bells in the units of the "A" building. Following discussion, the bid was approved pending the outcome of a meeting of two Board members and Fire Watch to discuss this bid as well as any possible further work needing to be done.

Water Heater Straps: Discussion was held regarding the new hot water heater installed in the "B" building last year. Management was requested to contact Sun West Plumbing and advise them they need to put the earthquake straps in or the City will be contacted. Should they not install the straps, then a work order to N.N. Jaeschke, Inc. Building Services needs to be generated.

Wallpapering: A proposal was presented from the owner of B26 for repairing the wall in his bathroom due to a common area pipe leak. Following discussion, the Board motioned, seconded and carried, to approve up to \$350.00 to repair this area.

Water Leaks in Units: Discussion was held regarding water leaks that had occurred in units B14 and B15. It was advised that these matters were still being investigated.

NEXT BOARD MEETING

The next meeting of the Board will be a Regular Session Board Meeting, which is scheduled for Wednesday, December 8, 2004 at 6:00p.m. at the clubhouse at 424 Stratford Court, Del Mar, California.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:35p.m.

Approved:	/s/ Maurice Miller	Date:	12/8/2004
Secretary			