

*Normandy by the Sea Community Association
Minutes of the Regular Session Meeting
Board of Directors
January 12, 2005*

A Regular Session Meeting of the Board of Directors of Normandy by the Sea Community Association was called to order by Michael Kewin at 6:14p.m. on Wednesday, January 12, 2005 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
Arjon D 'Angelo

It was noted that prior to the meeting coming to order, an informal discussion was held with Kevin Haight with N.N. Jaeschke, Inc. Building Services regarding maintenance issues within the community.

OPEN TIME FOR HOMEOWNERS

The owner of unit A21 was present at the meeting to discuss landscaping and offered to serve on the landscape committee. The Board thanked her for her offer, and advised they would be reforming the committee in the near future.

MINUTES

Following review, a motion was made, seconded and carried, to approve the Minutes of the Regular Board of Directors Meeting held on December 8, 2004.

FINANCIAL

Discussion was held regarding the November and December financials. Following discussion, the matter of approving the financials was tabled until Board members could meet with the accounting department for clarification.

MANAGEMENT REPORT

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

COMMITTEES

Landscape: No report was given at this time.

Architectural: The Board reviewed a request from the owner of unit B14 for the installation of a satellite dish. A motion was made, seconded and carried for approval.

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

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OLD BUSINESS

Artwork for the "B" Building: Discussion was held regarding the surveys sent out asking for homeowner's input on artwork to be installed in the first floor hallways of the "B" building. Following discussion, it was agreed that questions raised would be presented to the Architectural Committee for further investigation.

NEW BUSINESS

Painting of Metal Flashing: A bid was presented to paint the metal flashing around the buildings as recommended by the current roofing company. Following discussion, Management was requested to obtain an additional bid. A motion was made, seconded and carried, to table the matter at this time.

Tree Trimming Requests: The Board reviewed requests for trimming trees within the property. It was noted that the Board does not respond to individual requests, however looks to the landscape committee for recommendations. The Board agreed to reestablish the committee for a recommendation for the next meeting.

Water Pressure Regulator: Management presented a bid for the replacement of a water pressure regulator at the "A" building. It was noted that the water pressure has not been an issue lately and that the City had been experiencing some pressure problems. The Board decided not act on it at this time but if the building suffered pressure problems again, the Board would authorize the work to be done and ratify it at the following meeting. It was also noted that a Wilkinson brand regulator was recommended.

Good Neighbor Guidelines: The Board reviewed proposed guidelines for contractors working in the building. Following discussion, a motion was made, seconded and carried, to approve these guidelines to be sent to the membership for review.

Legal Council: Management presented correspondence from the Association's attorney Jeff French advising the Board that he had moved from the law firm of Duke, Gerstel & Shearer to the firm of Green, Bryant & French, LLP. A motion was made, seconded and carried, to retain Jeff French as legal council for the Association. Management was requested to obtain a retainer agreement from Mr. French.

NEXT BOARD MEETING

The next meeting of the Board will be a Regular Session Board Meeting, which is scheduled for Wednesday, February 9, 2005 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 7:30p.m.

Approved: _____ /s/ Maurice Miller _____ Date: _____ 2/9/2005 _____
Secretary