

**Normandy by the Sea Community Association**  
**Minutes of the Regular Session Meeting**  
**Board of Directors**  
**May 11, 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 6:05 p.m. on Wednesday, May 11, 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

Directors Absent: Annika Risher

Also present: Heather Webb, N. N. Jaeschke, Inc.  
Interested Homeowners:  
Nadine Eisen  
Ree Miller  
Perla Wichner

**OPEN TIME FOR HOMEOWNERS**

Members present were given the opportunity to bring items to the Board for review/consideration. Discussions were held with regard to the plywood covers over the light wells, rust on the B building garage gate and cutting back a tree near one of the units to minimize pollen intrusion into that unit. The Board took the issues under advisement.

**MINUTES**

Following review, a motion was made, seconded and carried, to approve the Minutes of the Regular Board of Directors Meeting held on April 13, 2005 as submitted.

**FINANCIAL**

Following a review by the Chief Financial Officer, a motion was made, seconded and passed to approve the financials of February and March 2005.

**COMMITTEES**

Landscape: No report.  
Architectural: No report.  
CC&R's: No report.  
Maintenance: No report.

**OLD BUSINESS**

**Artwork for the "B" Building:** This issue was tabled as the Historical Society contact is still out of town. This matter will be addressed at the next regular Board meeting.

**ARS Drain Repair Bid (Estimate):** The estimate(s) of repair for the drains was not legible. Management will request a "clean" estimate from ARS and provide to Board upon receipt.

**Briek Construction:** Management to research the status of work completed in units B-12 and B-14 and advise the Board.

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**NEW BUSINESS**

**Efficient Lighting:** The Board asked management to follow up on the warranty for the recently installed new lighting. The fixture by the clubhouse and BBQ is already showing signs of wear. Management to research and advise the Board of their findings.

**Insurance Premium:** The Board asked management to research the earthquake coverage premium.

**Reserve Study Bid:** A proposal was received from Sonnenberg & Company, CPAs to do a full reserve study for the fiscal year ending September 2005. The Board noted that a full study is not required this year and approved a motion to authorize management to pay for an updated reserve study without additional Board approval. If Sonnenberg does not agree to do the update study, management was to inform the President immediately.

**Member 015-013:** Member requested reimbursement for an excess charge for extra common area keys. The Board approved the reimbursement.

**Walk-through:** The Board agreed to forgo a monthly walk-through with the property manager until further notice, preferring that the manager's time be spent in the office on the Association's business.

**Waste Management:** Management to see if the trash collection company would agree to modifying their pick-ups so that the "A" building is done the current 3 times per week but trash removal from the "B" building be done only twice per week.

**NEXT BOARD MEETING**

The next meeting of the Board will be a Regular Session Board Meeting scheduled for Wednesday, June 8, 2005 at 6:00 p.m. in 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 7:00 p.m.

Approved: \_\_\_\_\_ /s/ Maurice Miller \_\_\_\_\_ Date: \_\_\_\_\_ 6/8/2005 \_\_\_\_\_  
Secretary