

Normandy by the Sea Community Association
Minutes of the Regular Session Meeting
Board of Directors
July 13, 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 6:10 p.m. on Wednesday, July 13, 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
Dr. Maurice Miller
Ron Wichner
Peter Calvi

Director Absent: Annika Risher

Also present: Cameron Petrucelli, N. N. Jaeschke, Inc., Management Representative

OPEN TIME FOR HOMEOWNERS

No residents were present at the meeting at this time, so the meeting proceeded as scheduled.

MINUTES

Following review a motion was made, seconded and carried, to approve the Minutes of the Regular Board of Directors Meeting held on June 8, 2005 were approved as submitted at the meeting.

FINANCIAL

Following a review by the Chief Financial Officer, a motion was made, seconded and carried, to approve the financials for the periods ending April 30, 2005 and May 31, 2005. The Board was uncomfortable with the new billing policy by N.N. Jaeschke, Inc. Management to facilitate the Treasurer speaking with the accountant at N.N. Jaeschke, Inc. Management advised the Board there were no delinquencies at this time.

COMMITTEES

Landscape: No report.

Architectural: No report.

Maintenance: No report.

CC&R's: No report.

OLD BUSINESS

Artwork for the "B" Building: It was noted that the Committee was still in the process of obtaining pricing on the proposed artwork. Management will attempt to locate the desired pictures for the Board.

Lighting: The Board directed Management to contact Efficient Lighting and have them return to the property and complete the warranty work needed on the lights.

B10 Repairs: Management was requested to determine whether all repairs to B10 that were the Association's responsibility had been completed.

Items On Roof: The Board again requested that NNJ Building Services remove the plywood covers over the light wells and the gravel bags on the roof of the B building.

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OLD BUSINESS, cont'd

External Door/Lock Handles: Management was directed to provide additional bids on changing the door handles and locks to help prevent break-in attempts.

Earthquake Insurance: Discussion was held regarding the renewal of the Association's earthquake insurance policy. A motion was made, seconded and carried, to renew with the current carrier provided the premium is no more than \$8,000.00.

External Post Repairs: Management was asked to review the status of the repairs of the concrete posts in the A and B buildings.

Jetting The Drains: The Board directed Management to follow up getting bids to jet the main drains.

Outside 'A' Drain Repair: Management was directed to get clarification of the existing bid and obtain a second bid.

Engineer Opinion: The Board requested that Management increase efforts to find a professional engineer to help with the balcony issue.

Waste Management: Management was again directed to ask Waste Management whether, and at what price reduction, they would service the B building twice a week while keeping the three times a week service for the A building.

NEW BUSINESS

Drain Repairs in Garages: Management to provide bids on fixing the leaks from the drain lines in the garages of both buildings.

Security Issues: The Board discussed different ways to provide more security to the building; this item was continued to the next meeting.

Annual Meeting: After discussion, a motion was made, seconded and carried, to hold this year's Annual Meeting of Homeowners at 10 a.m. on Saturday, September 27, 2005 on site. Management was instructed to notify the membership.

Neighborhood Watch Program: The Board discussed the program and agreed it should be pursued.

NEXT BOARD MEETING

The next meeting of the Board will be a Regular Session Board Meeting, scheduled for Wednesday, August 10, 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 7:25 p.m.

Approved: _____ /s/ Maurice Miller _____ Date: _____ 8/10/2005 _____
Secretary