

Normandy by the Sea Community Association
Minutes of the Regular Session Meeting
Board of Directors
August 10, 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 6:08 p.m. on Wednesday, August 10, 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: Cameron Petrucelli, N. N. Jaeschke, Inc., Management Representative
Homeowners Gordon & Adriana Baskin

OPEN TIME FOR HOMEOWNERS

Concern was expressed over the delay in repairing the concrete post on the first floor balconies. The Board noted that it was indeed a high priority and would press management to expedite. It was also noted that the south door of "B" was being left open and access via the south gate was being circumvented. Residents were to be vigilant and notify management if they could identify those responsible.

MINUTES

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

FINANCIAL

Financials:

Following review by the Treasurer, a motion was made, seconded and carried, to approve the financials for the periods ending June 30, 2005 and July 31, 2005.

There were no delinquencies during these periods.

Reserve Study:

After discussion, a motion was made, second, and carried to approve the study from Sonnenberg and have management include in the packet sent to homeowners.

Budget:

After detailed discussion and review of two independently proposed budgets, prepared by management and by the President and Treasurer, a motion was made, second, and carried to approve the 2005-2006 Budget prepared by the President and Treasurer. Monthly dues were increased by 8.6% to \$429.

MANAGEMENT REPORT

The Board and the management representative reviewed completed and pending activities. The Board urged management to aggressively pursue obtaining various requested bids.

COMMITTEES

No reports.

OLD BUSINESS

Artwork for the "B" Building: It was noted that because of continuing difficulty in meeting with the appropriate member of the Del Mar Historical Society, the Committee was still in the process of obtaining pricing on the proposed artwork.

Drain Jetting: The matter was tabled pending clarification of the bids.

Efficient Lighting: It was determined that repairs to the path lighting had been performed under warranty.

Door Handle/Lock Bid: After discussion, the bid to replace all exterior door handles and locks was deemed unacceptable.

Security Issues: A bid was received to improve the lighting and security in the laundry rooms. Management was requested to obtain additional bids.

NEW BUSINESS

Engineer Bid: Management reported receiving three bids but they were not available at the meeting. The issue was tabled until the next meeting.

NEXT BOARD MEETING

The next meeting of the Board will be a Regular Session Board Meeting scheduled for Wednesday, September 14, 2005 at 6:00 p.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 7:10 p.m.

Approved: _____ /s/ Maurice Miller

Date: 9/14/2005 _____