

**Normandy by the Sea Community Association
Minutes of the Regular Session Meeting
Board of Directors
August 23, 2006**

A Regular Session Meeting of the Board of Directors of Normandy by the Sea Community Association was called to order by Michael Kewin at 6:35 p.m. on Wednesday, August 23, 2006 in the clubhouse at 424 Stratford Court in Del Mar, California.

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

Directors present: Peter Calvi
Michael Kewin
Annika Risher

Directors absent: Ron Wichner
Dr. Maurice Miller

Management representative was not present.

APPROVAL OF AGENDA

On the motion of Annika Risher and second by Peter Calvi, the agenda was unanimously approved.

OPEN TIME FOR HOMEOWNERS

No homeowners were present.

MINUTES

The minutes for August 8, 2006 were unanimously approved on the motion of Annika Risher; second by Pete Calvi.

FINANCIALS

At the request of a board member, the financials for June and July were tabled until the September meeting when the treasurer can be present.

MANAGEMENT REPORT

Because the management representative was not present, the management log was reviewed, but no action was taken.

COMMITTEES

There were no committee reports.

OLD BUSINESS

- A. The installation of the back flow assembly is on hold until the City of Del Mar can determine how to shut off the water to the building.
- B. On a motion from Annika Risher, second by Pete Calvi, and discussion, the 2006-07 budget was unanimously adopted.

- C. On a motion from Annika Risher, seconded by Pete Calvi, and discussion, the Reserve Study was unanimously accepted.
- D. The railing replacement project was continued to the September meeting for receipt of the remaining bids.
- E. On a motion of Annika Risher, second by Michael Kewin, and discussion, the collection policy submitted by Pilot Property Management was unanimously approved.

NEW BUSINESS

The Election Policy and Procedures as submitted by the management company pages 1-9, was amended by the Board with the following changes:

- In Section 3.1a, the first line, “and” was changed to “and/or”
- In Section 7.1 Voting Classes, line 1 “CC&Rs” was replaced with “By-Laws” and “Section 5.3.1” was changed to “5.4.”

On a motion of Annika Risher, seconded by Pete Calvi, and discussion, the policy was unanimously adopted.

The date for the Annual General Meeting was confirmed for 10:00 a.m. September 30, 2006 if it can be accomplished consistent with the Election Policy and Procedures.

On a motion of Pete Calvi , seconded by Michael Kewin, the earthquake policy, with an increase of the deductible to 10%, was approved for renewal after discussion and a 2 to 1 vote.

On a motion of Annika Risher, second by Pete Calvi, and discussion, the Board unanimously appointed itself as the nominating committee for the upcoming election in accordance with the Election Policy and Procedures.

The Board unanimously decided to request and appoint Pilot Property Management as the inspector for the annual election pursuant to the Election Policy and Procedures.

There was no executive session.

NEXT BOARD MEETING

The next Board meeting is scheduled for 6:30 p.m., Wednesday, September 13, 2006 in the clubhouse at 424 Stratford Ct., Del Mar, California.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:31 p.m.

Approved: /s/ M.Kewin

Date: 9/14/2006