

Normandy by the Sea Community Association
Minutes of the Regular Session Meeting
Board of Directors
September 14, 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 Thursday, September 14, 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
Dr. Maurice Miller
Ron Wichner

Directors absent: Annika Risher

Management representative was not present.

APPROVAL OF AGENDA

On the motion of Ron Wichner and second by Dr. Miller, the agenda was unanimously approved.

OPEN TIME FOR HOMEOWNERS

Nadine Eisen, B-24, was present prior to the meeting and raised the issue of the materials on the third floor stairwell of the A building. Management was directed to send notification to the owner of the materials.

Pete Calvi related a concern from homeowner in A-25 about potential leaking from the balcony of A-35. Pete agreed to inspect and repair as needed.

MINUTES

The minutes for August 23, 2006 were unanimously approved on the motion of Pete Calvi; second by Michael Kewin.

FINANCIALS

On the motion of Dr. Miller and second by Pete Calvi, the June financials were unanimously accepted as corrected. On the motions of Ron Wichner and second by Dr. Miller, the July financials were unanimously accepted as corrected. On motion of Ron Wichner, second by Dr. Miller, the August financials were tabled until the next meeting.

MANAGEMENT REPORT

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

COMMITTEES

The Architecture Committee made three recommendations to the Board on the three architecture requests that it considered at its meeting on September 12, 2006.

1. The committee recommended retroactive approval of the request by A-21 for the installation of a garage locker. On a motion by Ron Wichner and second by Pete Calvi, the request was unanimously approved. Management will notify the homeowner of this action.

2. The committee recommended that a request by B-25 for the installation of a garage locker be approved. On a motion by Dr. Miller and second by Ron Wichner, the request was unanimously approved. Management will notify the occupant of B-25 of this action.

The committee recommended that the Board adopt a uniform garage locker policy. On a motion by Dr. Miller and second by Ron Wichner, the Board unanimously approved a policy to allow lockers to be installed around the existing locker, not to impinge upon the parking space, and to be painted white, consistent with existing lockers.

3. The committee recommended that the Board approve a retroactive request by the owner of A-12 for the installation of a new glass sliding door on the patio. On the motion of Dr. Miller and second by Pete Calvi, the Board unanimously approved this request as a non-conforming installation. Management will notify the homeowner of this action.

OLD BUSINESS

- A. On the motion of Dr. Miller and second by Pete Calvi, the bid from Fire Protection Plus in the amount of \$15,177.00 was unanimously approved. Management will notify Fire Protection Plus and locate an electrician for the necessary electrical work.
- B. The railing replacement project was continued to the October meeting pending receipt of additional bids.

NEW BUSINESS

- A. The Board, acting as the Nominating Committee, found that the three candidates for Director, Peter Calvi, Carter Shroy, and Ronald Wichner are members in good standing and certified them to the Election Inspector to be placed on the ballot.
- B. On the motion of Dr. Miller and second by Ron Wichner, a motion was unanimously approved not to allow nominations from the floor at the September annual meeting of the Association pursuant to Section 4.2i of the election procedures.
- C. On the motion of Dr. Miller and second by Pete Calvi, a motion was unanimously approved for a load test on the two elevators in the amount of \$1400.00.
- D. On the motion of Dr. Miller and second by Ron Wichner, the Board unanimously accepted a proposal for quarterly maintenance on the garage gates with Vortex in the amount of \$100.00 per quarter.

NEXT BOARD MEETING

The next Board meeting is scheduled for September 30, 2006 in the clubhouse at 424 Stratford Ct., Del Mar, California following the Association's annual meeting

ADJOURNMENT

There being no further business, on the motion of Dr. Miller and second by Ron Wichner, the meeting was unanimously adjourned at 7:47 p.m.

APPROVED: _____ /s/ M. Kewin _____

Date: _____ 10/24/2006 _____