

Normandy by the Sea
Board of Directors Meeting Minutes
Held on October 21, 2008 at Normandy's Pool House, Del Mar, CA 92014

Board Directors Present: Michael Kewin, Peter Calvi, Carter Schroy and Maurice Miller.

Also present was Cami Surette from Pilot Property Management.

Ron Wichner was absent.

The meeting was called to order at 5:38 pm.

Open Forum: Michael Kewin acting on behalf of a concerned homeowners discussed a burglary in the A building. He explained this is the 2nd break in two weeks. The door mechanism in building A south facing door leading to garage was broken.

Unless otherwise indicated, upon motion duly made, the following motions were passed unanimously.

Motioned, Seconded and Approved (MSA): Agenda.

Management Report: Management to follow up with Drain Patrol with items that needed repair/replacement, drain cap broken and cap leak in elbow in building A. Management asked to send B-36 courtesy letter regarding shoes must not be placed in hallway (common area). Add B-15's two electric bills to the total of B-25 reimbursement letter. Mr. Calvi to check Schlage lock prices at Home Depot. Management to follow up with La Jolla Lock & Safe and replace or put original face plate back on where they replaced the broken lock due to most recent break in. Mr. Kewin requested a copy of contract from Green Valley landscape contract for his records. Dr. Schroy requested that management send Mr. Kewin all the correspondence the previous Community Manager, Lisa Carpenter, sent to homeowners at the request of the Board. Mr. Kewin advised Management of the elevator permit mix up, would like management to follow up, clarify and get correct permit. Driveway repairs proposal to be sent to owner of B-12. Mold remediation reimbursement letter for B-25 to be discussed further with Mgmt. and Mr. Kewin.

MSA: September 2, 2008 meeting minutes as revised.

Motioned Tabled to 11/08 mtg: August and September 2008 financials.

MSA: Work order log.

MSA: Violation log.

Motioned Tabled to 11/08 mtg: Drip system proposals from Emma & Artistic.

Motioned Tabled to 11/08 mtg: Michael and Ron to look at possible flooring replacements for B building at J.W. Flooring.

MSA: To deny Holder/Frame proposal for lock boxes for \$472.00. Vote results 3-1 (Schroy, Calvi and Miller nay, Kewin aye)

Motioned/Tabled to 11/08 mtg: La Jolla Lock replacement proposals.

Motioned/Tabled to 11/08 mtg: CC&R's update.

Motioned/Tabled to 11/08 mtg: Clarification of exact cost to add an additional drain as well as complete draining of Pool & Spa and rebalancing in November.

MSA: Sonnenberg Review/Tax proposal.

MSA: B-15 Electric (2) bills to be reimbursed.

Motioned/Tabled to 11/08 mtg: Elevator Hydraulic Pistons & Cylinder replacement bids.

Motioned/Tabled to 11/08 mtg: Landscape bids.

There was no action taken/nothing discussed in executive session.

Next Board of Directors Meeting will be held on November 18th, 2008 at 5:30 pm.

The meeting adjourned at 6:38 pm

Approved: _____ /s/ Ree Miller

Date: _____ 11/18/2008