

NORMANDY BY THE SEA

Minutes for Open Session Board Meeting

Held on November 16, 2021

At 6:00PM via Zoom

Board Members Present: Linda Kewin (President), Lee Stevens (Secretary), Gary Malino (Treasurer), Mikhanh Pham (Director) and Eileen Quintela (Director) were present. JD Richardson (JDR) was represented by Sylvia Lopez.

Homeowners present: None.

CALL TO ORDER:

The meeting was called to order at 6:21 p.m.

EXECUTIVE SESSION DISCLOSURE: None

MEMBERS' COMMENTS: The gas pipe leak at the pool was discussed. Thank you to Charlotte Gumbrell for reporting this issue.

APPROVAL OF MINUTES:

M/S/A October 19, 2021 open session meeting minutes approved.

FINANCIAL REPORT:

M/S/A October, 2021 unaudited financials were reviewed. Gary Malino reported tree trimming and repair/maintenance over budget, telephone expenses were under budget. Expenses will be monitored closely. Gary requested the month-to-month budget. Upon a motion duly made, seconded and carried, the Board accepted the financials.

OLD BUSINESS:

B24 slider.

Pending Project scheduled to start December 12-15th and decking through December 22nd.

B26 Windows.

Tabled No Board action at this time.

B27 METAL ROOF.

M/S/A Board approved the Archibald Metal proposal to replace both metal roofs at a cost of \$14,000 to be paid from reserves. JDR to contact vendor to schedule.

HYDROJETTING/CABLING.

Ongoing Scheduled for December 13-16.

RESTATEMENT OF GOVERNING DOCUMENTS.

Results The ballots were counted earlier in the evening. CC&R's tally was 27 yes, 2 no votes. The Bylaws tally was 28 yes, 1 no votes. The CC&R's did not pass. The Bylaws passed. The Board discussed the next steps. Contact the attorney for options and an estimate on costs to go to court for restatement approval. Notice to owners regarding the vote results to be sent to owners.

FENCING PROPOSALS.

Pending Board reviewed quote submitted by The Fence Company. Gary to review quotes and will contact vendors, including Home Depot.

RULES & REGULATIONS.

Ongoing Board discussed moving responsibility matrix to Rules.

NEW BUSINESS:

B24 ARCHITECTURAL APPLICATION – RAILINGS

M/S/D Board reviewed the application to replace the existing railing with glass. Upon a motion duly made, seconded and carried, the Board denied the application. The glass is significantly different than the existing and would detract from the overall uniformity and aesthetic of the community.

DRAIN PATROL PIPE PROPOSALS.

M/S/A Upon a motion duly made, seconded and carried, the Board approved the Drain Patrol proposals to replace the large pipe in the B garage for \$594 and to replace pipe above parking space B24 for \$2,150. Access to Unit B15 will be scheduled.

ASSOCIA WROUGHT IRON GATE PROPOSAL.

M/S/A Upon a motion duly made, seconded and carried, the Board approved the Associa's proposal to sand and paint the wrought iron gates in the amount of \$1,416.00.

ASSOCIA MAINTENANCE CONTRACT RENEWAL.

M/S/A Upon a motion duly made, seconded and carried, the Board agreed to continue the maintenance contract with Associa at a rate of \$405 per month. The contract began on a six-month probationary trial basis that the Board has deemed useful.

GARAGE ELECTRICAL OUTLETS.

Board discussed usage of the garage outlets for vehicle and battery charging, possibly updating to the rules. An eblast to be sent to all residents.

TAXES & FINANCIAL REVIEW.

M/S/A Upon a motion duly made, seconded and carried, the Board approved the 2020 taxes and the financial review provided by Sonnenberg CPA. The review will be distributed to the members within 120 days as required. The taxes will be signed and submitted to the CPA for processing.

LANDSCAPE.

Landscaper reported excessive dog poop on the west lawn. Also seen under balconies and along the sidewalk lawn. A letter to be sent to B building residents that this is not acceptable. Stains, possibly pet urine, also noted in the B Building hallway. Associa to provide a quote to clean.


MAINTENANCE.

Associa has been working on task list and addressing priority items as assigned. JDR to work with Associa to get tech Jason on a specific work date each month.

ADJOURN.

The meeting was adjourned at 8:10 p.m.

Next meeting scheduled for Tuesday, December 21, 2021 at 6:00 p.m. via video/teleconference.

Signed  _____ Date 1/14/22