**NOTICE OF MEETING**

The General Session meeting of the Harbour Vista Homeowners Association Board of Directors was held on the above date via conference call due to the Covid-19 pandemic. The agenda was posted in the common area at least 4 days prior to the meeting in accordance with Civil Code.

**ROLL CALL**

**Directors Present:** Mary Williams, President

Candice Schultz, Treasurer

Brenda Richardson, Secretary

Mike Peduzzi, Vice President

Michael Deitrick, Member at Large

**Directors Absent:** None

**Representing Powerstone:** Christine Margulies, Community Manager

**Others Present:** Several Homeowners were present:

Michael Barto, Mariette van den Besselaar, Cathy Hubbling,

Jeanette Bastain.

**CALL TO ORDER**

The General Session meeting was called to order at 6:30PM by Board President, Mary Williams.

A motion was raised from the floor by Board President Mary Williams, seconded and carried to appoint Michael Deitrick to the Board to ensure Quorum due to a vacancy on the Board.

**EXECUTIVE SESSION DISCLOSURE**

It was noted that the Board met in Executive Session prior to theGeneral Session Meeting on Thursday, July 30, 2020.

**CONSENT CALENDAR**

Consent Calendar

A motion was made, seconded and unanimously carried to approve the consent calendar consisting of the following items:

* Approval of the 07/30/2020 General Session minutes;
* Ratify the following proposals, in accordance with Civil Code 5502, and to approve any transfer of funds associated with the disposition of the contract, and approval of invoices.

**The following invoices were approved to pay:**

* 24-HRC Invoice for $3200 for Roof Repairs completed 7/25/20 for 16542 Blackbeard #304 was approved to pay.
* Allstate Environmental post mold inspection testing and report for 16542 Blackbeard #205 was ratified.
* James LeCourt Plumbing Invoice #89782 for 16581 Grunion #104 for re-route new ½ inch hot PEX Pipe for $2,650.
* James LeCourt Plumbing Invoice #89870 for Pipe leak under concrete at car wash area for $375.
* James LeCourt Plumbing Invoice #89871 for 4831 Lago #104 for cleared common line stoppage at 25 FT for $585.
* James LeCourt Plumbing #8991 for 16542 #205 for cold i/2 inch copper pinhole above subfloor going into upstairs #305 kitchen. Reroute made with PEX pipe for $1,250.
* James LeCourt Plumbing Invoice #90217 for 16542 Backbeard #104 for $865.
* Horizon Lighting Invoice #21927 for 4861 and 4852 Cabana for Elevator Connection Repairs for $528.23.
* Antis Roofing invoice #00007024 for other half of Annual Maintenance that was initially missed, ratifying only, this invoice was approved to pay by Board per email approval.
* Horizon Lighting invoice #21927 to replace failed lamp and elevator ballast for $187.33.
* Antis Roofing – Ratifying approval of change order for removing and replacing shiplap and fascia board for $215.
* Allstate Environmental Invoice #113121 for 16581 Grunion #107 post mold abatement testing for $680.
* Aquatic Balance Invoice #118432 for Spa Motor Replacement for $692.48.
* Horizon Lighting Invoice #224450 for 16581 Grunion #102 for Buzzing Failed Contactor repair for $405.75.
* Horizon Lighting Invoice #220172 Grunion Lane Garage Inoperable Photocell Replacement for $135.85.
* Aquatic Balance Invoice #119616 for Pools Chemical Conditioners for $83.01
* James LeCourt Plumbing Invoice #86956 for 4861 Lago #105 for Common Line Blockage for $585.00.
* James LeCourt Plumbing Invoice #86991 for 16512 Blackbeard #106 for Common Line snaked out 25 FT blockage for $385.00.

**The Board TABLED and did not approve payment of the following invoices from 24-HRC for the following approved urgent restoration and mold remediation invoices:**

* 24-HRC Invoice #33639 for 4852 Cabana #207 for Restoration Emergency Service for $451.77
* 24-HRC Invoice #33397 for 16542 Blackbeard #204 for Mold & Remediation Services for $1,198.28.
* 24-HRC Invoice #33640 for 16581 Grunion #107 for Mold & Remediation Services for $3,000.
* 24-HRC Invoice #33642 for 16581 Grunion #107 for Mold & Remediation Services for $3,630.01.
* 24-HRC Invoice #33626 for 16542 Blackbeard #205 for Build back Repairs for $2,222.52

**The Board TABLED and did not approve payment of the following invoices for James LeCourt Plumbing and stated that the following plumbing invoices be billed directly to the homeowner.**

* JLP Invoice #89880 for 16512 Blackbeard Ln #102 for vanity sink cold side angle stop for $375.00.
* JLP Invoice #89486 for 4831 Lago #304 for Toilet Filler Valve running for $385.00.

Approval for Liens:

None

**TREASURER’S REPORT**

July 2020 Financial Statements

A motion was made, seconded and unanimously carried to APPROVE the July Financial.

Treasurer Candice Shultz gave her Treasurer’s report.

**COMMITTEE REPORTS**

Architectural Committee

16542 Blackbeard #202 – Veronica Lake – Architectural Application for HVAC

Michael Barto reported this was not for HVAC but for a Hydronic Heater and that it did not need

Architectural Committee. He stated Management should continue to call or email him first.

Parking Committee

Brenda Richardson, Committee Chair, reported on issuing two (2) recent Violations for Expired Plates, and two (2) recent Violations for parking in a red zone. No other action was taken.

Landscape Committee

No report.

Public Safety Committee

The public safety committee reported they are still discussing security and safety concerns, and security camera and surveillance systems possibilities and proposals.

Rules and Regulations Committee

Three homeowners announced they are forming a new special Rules & Regulations Committee, that includes Michael Deitrick, Jeanette Bastian, and Cathy Hubbling.

Appointment of New Committee Members

See above.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

24-HRC Stucco-Moisture Barrier Proposal – Remove stucco between 2nd & 3rd floor

For a cost of $4,850.00

A motion was made, seconded, and unanimously carried to table this bid and request a bid from Show & Tell. Furthermore, the Board stated that this Bid and any bid should be for the Atrium and along the bottom side there at 16542 Blackbeard, as the wall is crumbling there.

Personal Touch Janitorial Service: Fall Cleaning Proposal:

A motion was made seconded and carried to deny this request as they just had deep cleaning performed by Personal Touch that was delayed when pools were closed.

Put back Proposals: 16581 Grunion #107

The Board reviewed the proposal received from 24-HRC. The Proposal was not received as requested from Show & Tell. A motion was made, seconded and carried to TABLE this until the proposal is received from Show & Tell.

DWI – Streams/Ponds: Notice of Increase for 2021

The Board reviewed proposed increase for 2021 maintenance service. A motion was made, seconded, and carried to approve upcoming increase.

Sunrise Surveillance: IP Surveillance System Proposal

The Board of Directors reviewed this proposal sent to Management. A motion was made, seconded, and carried to TABLE this proposal.

Greystone Contractors: 16521 Grunion Roof Repair Proposal

The Board of Directors reviewed this proposal to perform permanent roof repairs.

A motion was made, seconded, and unanimously carried to approve this proposal.

Homeowner Requests

The Board reviewed a request from George Mitry to reverse a Fine previously assessed.

A motion was made, seconded, and unanimously carried to deny this request.

**HOMEOWNER FORUM**

Several Homeowners were in attendance. Discussion on Spectrum Internet quotes and options and Michael Barto and the Spectrum representative are to present to the Board at the next Meeting. Discussion was had about the Harbour Vista Newsletter and postings on this newsletter. This is a private newsletter, and the newsletter is not sent from the Board of Directors.

**ANNOUNCEMENT**

The next meeting of Harbour Vista Homeowners Association Board of Directors was scheduled for Thursday, August 24, 2020 at 6:30PM via conference call or at the Cabana Clubhouse.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:41PM.

# ATTEST

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Name Title