

Approved

**SEABREEZE HOMEOWNERS ASSOCIATION
21 SANTA ROSA STREET, SUITE 100
San Luis Obispo, CA 93405**

**Board of Directors Meeting
March 8, 2011**

Board Members Present

Susan Opava (1008), Ken Cudworth (1052), Bonnie Giovanazzi (1044)

Homeowners Present

None

Guests Present

Sonia Lopez of Farrell Smyth (FS).

Ken Cudworth called the meeting to order at 5:35 pm.

Open Forum

Sonia reported that the landscaper will increase their fee to \$300 as of 4/1/11.

Sonia also reported the garbage totes next to 1028 Baden were reported by several people and she called the garbage company to have them removed. There were 3 totes that should not be there and people have been putting trash in them but the trash company was not emptying them. All garbage and recyclables are to be put into the designated dumpsters.

Minutes

The minutes from 11/9/10 were approved as written.

Financial Report

For February, the income was \$3060. The operating expenses were \$1965.84, a reserve expense of \$3150, for a net income of - \$2055.84. The balance in the operating account is \$4,928.68. The funds in the reserve accounts are \$43,786.78. The total funds available to the association are \$49,413.73.

Old Business

Iron railing bids – Town & Country submitted a bid for installing iron hand railings near 1008 in the amount of \$4192. Sonia was asked to get a bid from Guy Williams and to take pictures.

River Rock Bid – There were 2 bids presented for rock covering behind building 3. Susan Opava motioned to approve the bid for 1 ½" Float Rock for \$875 and Bonnie second. In addition, Sonia will request to have rock added along the side of 1052 and to include the landscape fabric, which is not included in the price.

New Business

Appoint new Board member – Kirk Smith resigned from the Board, due to personal reasons. His extensive service as a board member has been greatly appreciated. The

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resignation has been accepted by the Board. The Board appoints Bonnie Giovanazzi to carry the Vice President position through until the term ends in November 2011. The current Board is Ken Cudworth, Susan Opava and Bonnie Giovanazzi.

Recycling – Residents continue to throw trash into the recycle bins and the trash company will not empty them without a request for a special pick-up which costs the association an additional \$70. In the attempt to resolve the issue, 2 custom signs have been approved for installation. The signs will indicate the Rules for the Trash & Recycle dumpsters. Farrell Smyth will order the signs and have them shipped to Bonnie so she can coordinate installation with Guy Williams.

Meeting adjourned at 6:30 P.M.

The next meeting will be held at Farrell Smyth located at 21 Santa Rosa St. #100 on Tuesday, May 31, 2011 at 5:30 P.M.

Respectfully Submitted,

Sonia M Lopez
Homeowner Association Coordinator
Farrell Smyth, Inc