

Approved

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

**Board of Directors Meeting
May 31, 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 5:40 pm.

Open Forum

Bonnie reported there were boxes put out near the dumpsters that were not broken down and had trash in them. They had 1008 on them and the name of the tenants. Susan Opava made sure the boxes were cleaned up properly and disposed of them.

Ken mentioned a slope behind his unit. He's concerned it could be a problem in the future. Sonia will ask the landscaper to take a look at it and provide his professional opinion.

The landscaping plan was discussed and it was decided that the Board would start taking action on the plan. Susan will review the plan and suggest what section of the complex to begin with.

Minutes

The minutes from 3/8/11 were approved as written. Susan Opava motioned and Ken Cudworth seconded.

Financial Report

For May, the income was \$3705. The operating expenses were \$1700.26, a reserve expense of \$1190, for a net income of \$814.74. The balance in the operating account is \$10,691.30. The funds in the reserve accounts are \$44,501.25. The total funds available to the association are \$55,192.55.

Old Business

Iron railing bids – Susan met with Guy Williams to get a bid on the handrails. The bids were not available for the meeting. When Sonia receives the bid from Guy, she will email them to the Board for approval. Susan also requested to have the bid revised to include railing along the South retaining wall perpendicular to 10th Street.

River Rock Bid – The river rock was installed behind building 3 and the area looks much better. It has improved the look of the complex. The bid to install river rock along

Approved

the side of 1052 was approved at the last meeting, but the work hadn't been done. Sonia will contact the landscaper and have the work completed.

New Business

Sealing Bid – A bid was presented from Toste Paving for \$3825-\$4850 to seal the parking lot because that project is due this year according to the reserve study. All Board members agreed to table the sealing until August meeting because it's not necessary at this time. The parking lot is still in good condition.

Meeting adjourned at 6:45 P.M.

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

Respectfully Submitted,

Sonia M Lopez
Homeowner Association Coordinator
Farrell Smyth, Inc