

Approved

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

**Board of Directors Meeting
August 30, 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

A Letter from 1068 Baden regarding the sap from the trees was presented. The unit reports the sap is ruining the newly painted balcony & railings and is a nuisance because it gets tracked into the house. Sonia will contact a tree specialist to meet with Bonnie and inspect this tree in addition to two others and choose the best option for treatment.

Minutes

The minutes from 5/31/11 were approved as written. Ken Cudworth motioned and Susan Opava seconded.

Financial Report

For August, the income was \$3760. The operating expenses were \$1546.02 for a net income of \$2213.98. The balance in the operating account is \$10,423.27. The funds in the reserve accounts are \$49,512.17. The total funds available to the association are \$59,935.44.

Old Business

Sealing Bid – Sealing was scheduled on the reserve study for 2011. The Board decided to move this item until 2012, since it's not necessary at this time.

Landscaping – Board members are pleased with the new float rock install. The landscaper was asked to provide prices for specific plants, per Susan. Sonia recalled requesting the landscaper for this info, but it had not been received. Susan will follow-up and confirm she sent the original request and email it to Sonia.

There seems to be a lot of trash behind the dumpster weekly and the garbage company will not pick it up. Bonnie will ask the landscaper if they can add this service to their weekly visit.

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New Business

Reserve Study – Board members reviewed the reserve study update and removed the line item Balcony & decking from 2011 and extended the life, since it had already been done in 2010.

Insurance Renewal - The Association hazard Insurance is up for renewal on 9/9/11. A renewal policy was received from Farmers and we are still awaiting a proposal from another broker. The additional proposal will be emailed to Board members to review.

Window Frames – A homeowner inquired about the responsibility for the window frames. It was determined, per the CC&R's, the window frames are the responsibility of the owner and not the association.

Meeting adjourned at 7:02 P.M.

The next meeting is the Annual meeting and will be held at Farrell Smyth located at 21 Santa Rosa St. #100 on Tuesday, November 8, 2011 at 5:30 P.M.

Respectfully Submitted,

Sonia M Lopez
Homeowner Association Coordinator
Farrell Smyth, Inc