

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
August 31, 2022

CALL TO ORDER

Proof of Notice of the meeting was posted in accordance with state law and governing documents.

President Ed Robinson called the meeting of the Board of Directors of HarborPlace Tower Homeowners Association to order at 6:42 pm in the P1 Conference Room and via zoom.

PRESENT

President Ed Robinson, Treasurer Bob Lambros, Director at Large Caroline Ta, Debra McGary Horizon Management, and Association Manager Christina Ravelo.

ABSENT

Vice President Sandra Rendell
Secretary Mike Morales

APPROVAL OF MINUTES

The Board reviewed the minutes of the July 27, 2022 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as amended. Caroline Ta seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

Ed Robinson reported that Sandra Rendell has resigned from the board effective immediately, the September board meeting has been cancelled and the next meeting will be on October 26th. Ed also talked to members about needing additional candidates to run for the board.

CALENDAR FOR SEPTEMBER 2022 – The Board approved the calendar for September 2022.

COMMITTEE UPDATE

NA

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of July 31, 2022, the adjusted operating position has a net loss of \$91,627 year-to-date.

Effective Operating Funds: \$268,556

Reserve Fund Balance as of July 31, 2022: \$2,393,097

Cash in Reserves as of July 31, 2022: \$378,097

Total Delinquencies: \$35,569

Bob Lambros made a motion to re-invest up to \$100,000 at best rate and term; seconded by Caroline Ta. Motion carried unanimously. Caroline Ta made a motion to accept the treasurer's financial report as given. Bob Lambros seconded; motion carried unanimously.

OLD BUSINESS

EV Charging Stations

ABM--The Manager reported that we are still waiting for the rep from Edison to do a site visit. **AXIS**—The Manager reported that AXIS is still in the permit phase for the building in San Jose.

Hallway & Penthouse Remodel

The Manager reported that we should receive the proposal from PCW next week.

Pool, Spa & Deck Remodel

The Manager reported that we are waiting on an updates from PCW.

Gym Updates

The Manager reported that 43 gym surveys were received and will meet with a few residents to discuss the comments. Proposals for the remodeling will be submitted at the next meeting.

NEW BUSINESS

Visor Card Reader

Bob Lambros made a motion to accept the proposal from HCI Systems to replace the wide range AWID (visor reader) at the resident gate for \$3290. Caroline Ta seconded; motion carried unanimously.

F11 Fire Safety Training and Drill

Bob Lambros made a motion to accept the proposal from F11 Fire Safety for a 1-hour training webinar and onsite fire drill for \$1600. Caroline Ta seconded; motion carried unanimously.

2023 Operating Budget

The Board acknowledged the 1st draft of the 2023 operating budget. A meeting with owners will be held to review in detail.

2023 Reserve Study

Ed Robinson reported that the 1st draft of the 2023 Reserve Study was enclosed. A meeting will be held on September 15th to review. The meeting is also open to owners.

Temporary Generator

Bob Lambros made a motion to ratify the proposal from Duthie to provide a temp generator while fuel injectors are being install on the generator for \$3575. Caroline Ta seconded; motion carried unanimously.

Fuel Injectors for the Generator

Bob Lambros made a motion to ratify the increase of \$735.97 from the previous proposal from Duthie for \$4810.46 to replace the fuel injector lines to include the interior fuel lines for a total of \$5546.43. Caroline Ta seconded; motion carried unanimously.

Architectural Application

Unit 2203—An amended architectural application was submitted by Unit 2203 to change the flooring to porcelain tile and use Protecto Wrap for the underlayment. Ed Robinson made a motion to approve the application with the stipulation that the owner will use two layers of the Protecto Wrap to help reduce the sound transmission. Bob Lambros seconded; motion carried unanimously.

Correspondence Received

Ed Robinson addressed correspondence sent by owners.

Manager's Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners commented on the leak outside the gym and package lockers.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 7:53 pm.

I, Michael Morales, Secretary of the HarborPlace Tower Homeowners Association, certify that the above is a true and correct transcript from the minutes of an Open Session of the Board of Directors of HarborPlace Tower Homeowners Association held on August 31, 2022 and that the meeting was duly called and held in all respects in accordance with the laws of the State of California and bylaws of the corporation and that a quorum of the Board was present.



Michael Morales, Secretary

11/21/22

Date