

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
December 6, 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 6:32 pm in the P1 Conference Room and via zoom.

PRESENT

President Ed Robinson, Treasurer Bob Lambros, Secretary Mike Morales (zoom) Director at Large Caroline Ta and Ellen Serbin, Debra McGary Horizon Management, and Association Manager Christina Ravelo.

APPROVAL OF MINUTES

The Board reviewed the minutes of the October 26, 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 homeowners are again inquiring regarding earthquake insurance. Ed stated that he has been in contact with the HPT insurance agent regarding earthquake insurance, and if information is available to pass on to homeowner, there will be a letter going out to the homeowners in January.

CALENDAR 2022 – The Board approved the January 2023 calendar.

HOLIDAY PARTY

Jingle & Mingle—The Manager informed the Board of the progress and invited members to attend.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of November 30, 2022, the adjusted operating position has a net loss of \$197,743 year-to-date.

Effective Operating Funds: \$162,531

Reserve Fund Balance as of October 31, 2022: \$2,489,097

Cash in Reserves as of Oct 31, 2022: \$724,097

Total Delinquencies: \$14,316

Bob Lambros made a motion to re-invest up to \$200,000 at best rate and term; seconded by Ellen Serbin. Motion carried unanimously.

Ellen Serbin made a motion to accept the treasurer's financial report as given. Caroline Ta seconded; motion carried unanimously.

OLD BUSINESS

EV Charging Stations.

ABM—No update.

AXIS Energy--The Manager reported that the San Jose building received the engineers report and is now waiting on structural review.

Hallway & Penthouse Remodel

No update.

Pool, Spa & Deck Remodel

The Manager reported that the spall repairs, epoxy injections and the CPVC piping were completed on P3 along with the deck coating at the gym entrance. PCW is waiting on status of the permits from the City of Long Beach and the Manger will set up a meeting with the pool contractor to discuss saltwater vs chlorine. Caroline Ta made motion to approve the upsize of the gas line and stub up for \$26,518 as a change order. Bob Lambros seconded; motion carried unanimously.

Gym Updates

The Manager reported that VWC will start the remodel towards the end of January or early February.

A. Bob Lambros made a motion to approve the Axiom Leg Press from Advanced Fitness for \$6015.44. Caroline Ta seconded; motion carried unanimously.

Package Concierge Lockers Update

The install date for the new lockers is December 20th. The Manager was asked to postpone date of install until after the Christmas.

NEW BUSINESS

Annual Maintenance Fire Alarm Testing

Bob Lambros made a motion to approve the proposal from HCI to perform the annual inspections on the fire alarms, elevators, water-flow, tamper, and fire pumps for \$7,120. Ellen Serbin seconded; motion carried unanimously.

Annual Maintenance on Generator and Fire Pumps

Caroline Ta made a motion to approve the proposal from Duthie Power Services to perform the annual maintenance service on the power generator for \$863.75 and the fire pump for \$708.30. Ellen Serbin seconded; motion carried unanimously.

Annual Fire Extinguisher Service Proposal

Bob Lambros made a motion to approve the proposal from Encore Fire Extinguisher to service the fire extinguishers for \$556.24 for 72 extinguishers. Ellen Serbin seconded; motion carried unanimously.

Annual Test of Stair Pressurization & Trash Chute

Ellen Serbin made a motion to accept the proposal from Planning Design Construction, Inc. to perform the annual test of the pressurized stairway shafts for \$1160 and the trash chute doors for \$560. Bob Lambros seconded; motion carried unanimously.

Annual Pressure Regulating Valves

Caroline Ta made a motion to approve the proposal from Wessel Pump & Mechanical to perform the annual rebuild of the six PRV's located in 101A for \$6320. Bob Lambros seconded; motion carried unanimously

Refuse Service Proposals

The Board reviewed refuse service proposals from Athens, Edco and Republic. The Board will remain with Republic Trash Service.

Ocean Blvd Doors

The matter was tabled until additional information is provided.

Floor Coating—Generator and Fire Pump Room

Bob Lambros made a motion to approve the proposal from Angelus Waterproofing to recoat the generator room floor at \$6100 and fire pump room for \$6100 for a total of \$12,200. Ellen Serbin seconded; motion carried unanimously.

Manager Laptop

Ed Robinson reported that the laptop and docking station for the Manager will be ordered later in the week.

Landscape Timer

Bob Lambros made a motion to ratify the So Cal Landscape proposal for the new Rainbird Irrigation Timer for \$1200. Caroline Ta seconded; motion carried unanimously.

Fuel Line Pipe Replacement for Generator

Bob Lambros made a motion to ratify the proposal from J&D Contractors replace the fuel line pipe to the generator for \$2920. Caroline Ta seconded; motion carried unanimously.

Architectural Application

Unit 1704—An architectural application was submitted by Unit 1704 to remodel the kitchen, bathrooms, replace the shower pans and install hard surface flooring and underlayment. Ed Robinson made a motion to approve subject to receiving the permits. Bob Lambros seconded; motion carried unanimously.

Correspondence Received

Ed Robinson addressed correspondence sent by owners.

Manager's Report —by General Manager Christina Ravelo.

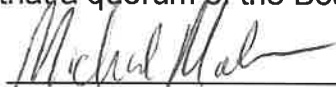
HOMEOWNERS FORUM

Homeowners commented on automatic closers on ac valves.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 9:15 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 December 6, 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



Date