

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
March 15, 2023

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 6:26 pm in the P1 Conference Room and via zoom.

PRESENT

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

ABSENT

Secretary Mike Morales

APPROVAL OF MINUTES

The Board reviewed the minutes of the January 25, 2023 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as amended. Ellen Serbin seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

Ed Robinson reported that the financial audit was completed and will be mailed out soon. Ed also explained that a representative with the California Earthquake Authority will give a presentation on coverage options for owners. Once a date is set a notice will be posted to notify owners.

CALENDAR 2023 – The Board approved the April calendar.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of February 28, 2023, the adjusted operating position has a net gain of \$99,932 year-to-date.

Effective Operating Funds: \$259,690

Reserve Fund Balance as of December 31, 2022: \$2,597,398

Cash in Reserves as of Feb 28, 2023: \$642,398

Total Delinquencies: \$16,263

Bob Lambros made a motion to re-invest up to \$500,000 at best rate and term; seconded by Caroline Ta. 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—The Manager informed the Board that ABM does not return emails however was in contact with a rep from SCE who provided a information on Rule 29 which is a program to Install EV stations in multifamily buildings.

AXIS Energy—Ed Robinson reported that the building in San Jose provided pictures of the wiring, conduit and ev stations that have been installed in the parking garage.

Hallway & Penthouse Remodel

Ed Robinson reported that three vendors have submitted bids for the hallway remodel and the Board will need to review the bids in further detail due to the price variance.

Pool, Spa & Deck Remodel

Ed Robinson provided an update on pool and spa repairs.

Ellen Serbin made a motion to amend the January 25th motion for the Palos Verdes Engineering contract from \$9665 to \$10,710. Bob Lambros seconded; motion carried unanimously.

Bob Lambros made the motion to ratify the PCW invoice for the cost of the permits for \$1,535.13 Ellen Serbin seconded; motion carried unanimously.

Bob Lambros made the motion to ratify COR-113158-R1-05 to complete demo per PVE specifications for \$15,332. Caroline Ta seconded; motion carried unanimously.

Change Orders that were approved-

- COR-113158-06 Removal of Basecrete Waterproofing from contract for crediting the contract -\$61,886-motion for approval by Ellen Serbin; seconded Bob Lambros; motion carried unanimously.
- COR-113158-07-Adding Seika Waterproofing and improvement to existing pool and spa for \$169,915-motion for approval by Bob Lambros; seconded Caroline Ta; motion carried unanimously.
- COR-113158-08-Adding slab at North West end for BBQ location for \$6851-motion for approval by Bob Lambros; seconded Ellen Serbin; motion carried unanimously.
- COR-113158-09-Adding slab behind spa for \$7892-motion for approval Ellen Serbin; seconded Bob Lambros; motion carried unanimously.
- COR-113158-10-Extending pool deck on south end of pool for \$5670-motion for approval by Bob Lambros; seconded Ellen Serbin; motion carried unanimously.

- COR-113158-11-extending pool deck at northeast end for \$1126-motion for approval by Ellen Serbin; seconded Bob Lambros; motion carried unanimously.

NEW BUSINESS

Grand Prix Proposals

Ellen Serbin made a motion to approve the proposal from Pacific Portable Services to install fencing for the Grand Prix weekend for \$1480 + tax. Bob Lambros seconded; motion carried unanimously.

Infrared Electrical Proposal

Ed Robinson made a motion to approve the proposal from VEPS to conduct the maintenance inspection on all the infrared equipment for \$1100. Bob Lambros seconded; motion carried unanimously.

Platform Covers

The Board tabled the matter until additional information is gathered on the equipment.

Trash Compactor Bin Extension

Bob Lambros made a motion to approve the proposal from Professional Locks to add an extension on the trash compactor for \$1590. Ellen Serbin seconded; motion carried unanimously.

Architectural Application

Unit 1804—An architectural application was submitted by Unit 1804 to install vinyl flooring using ½” cork underlayment and replace both shower pans. Bob Lambros made a motion to approve the application. Ellen Serbin seconded; motion carried unanimously.

Window Basket Rental

Ellen Serbin made a motion to ratify the proposal from Sky Climber to rent a window cleaning basket for four weeks for \$1450. Bob Lambros seconded; motion carried unanimously.

Acoustical Consultant Proposals

The Board discussed having an acoustical consultant review architectural flooring applications. The manager will reach out to the consultant for additional information.

Manager's Report —by General Manager Christina Ravelo.


HOMEOWNERS FORUM

A homeowner commented on the window cleaning schedule and recommended a vendor for the hallway remodel.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:12pm.

I, Ellen Serbin, 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 March 15, 2023 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.



Ellen Serbin, Secretary



Date