

**HarborPlace Tower Homeowners Association**  
**Board of Directors**  
**Open Session Minutes**  
**April 26, 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 6:34 pm in the P1 Conference Room and via zoom.

**PRESENT**

President Ed Robinson, Vice President Caroline Ta, Treasurer Bob Lambros and Secretary Ellen Serbin, Debra McGary Horizon Management, and Association Manager Christina Ravelo.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the March 15, 2023 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 provided a recap of the California Earthquake Authority presentation.

**CALENDAR 2023** – The Board approved the May calendar.

**RESOLUTIONS TO RECORD LIENS**

NA

**TREASURER'S REPORT** – Report by Bob Lambros

Operating Budget: As of March 31, 2023, the adjusted operating position has a net gain of \$42,806 year-to-date.

Effective Operating Funds: \$202,564

Reserve Fund Balance as of March 31, 2022: \$2,658,032

Cash in Reserves as of March 31, 2023: (\$166,967)

Total Delinquencies: \$11,074

Bob Lambros made a motion to re-invest up to \$480,000 at best rate and term; seconded by Ellen Serbin. Motion carried unanimously.

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

## **OLD BUSINESS**

### **EV Charging Stations.**

The Board asked the Manager to reach out to Edison regarding Rule 29 program.

### **Hallway & Penthouse Remodel**

The Board reviewed and discussed the proposals submitted for the hallway and penthouse remodel. The Board asked for Horizon's assistance with finding additional contractors.

### **Pool, Spa & Deck Remodel**

The manager provided an update on the pool and spa. The manager will send out a survey to owners asking for their preference on having the pool salt water or chlorine as the Board is considering changing to salt water.

## **NEW BUSINESS**

### **Window Cleaning Equipment**

Ed Robinson provided an update on the window cleaning equipment. The Board tabled the matter until the next meeting pending additional information.

### **Pool Service**

The Board reviewed the proposal from Anthony's Pool & Spa Service. The manager is waiting on 1 additional proposal. No action was taken.

### **Seaside Way Planter**

The Board reviewed the proposal from So Cal Landscape to plant new plants in the Seaside planter. The Board decided to ask Horizon Management for referral for a landscape architect. No action was taken.

### **Ratify Angelus Waterproofing**

Bob Lambros made a motion to ratify the Angelus Waterproofing estimate for exterior building repairs for \$15,000. Caroling Ta seconded; motion carried unanimously.

### **2022 Audit Report**

Bob Lambros made the motion to approve the 2022 audit report prepared by Owens, Moskowitz. Caroline Ta seconded; motion carried unanimously.

### **Architectural Application**

**Unit 808**—An architectural application was submitted by Unit 808 to remodel the bathroom and kitchen. Ellen Serbin made a motion to approve the application. Caroline Ta seconded; motion carried unanimously.

**Unit 402**—An architectural application was submitted by Unit 402 to make drywall repairs, paint, replace the carpet in the living room and bedroom and install new vinyl flooring in the kitchen and bathroom. The Board did not approve the application as the hard surface flooring does not meet the building sound proofing requirement.

**Manager's Report** —by General Manager Christina Ravelo.

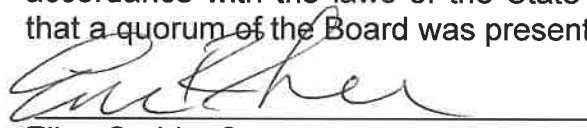
**HOMEOWNERS FORUM**

A homeowner commented about the zoom meeting on earthquake insurance.

**ADJOURN**

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:31pm.

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 April 26, 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

  
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Date