

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
May 31, 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 6:33 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 April 26, 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 on bank transfers from Pacific Western Bank.

CALENDAR 2023 – The Board approved the June calendar.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of April 30, 2023, the adjusted operating position has a loss of \$1,165 year-to-date.

Effective Operating Funds: \$180,873

Reserve Fund Balance as of April 30, 2023: \$2,741,297

Cash in Reserves as of April 30, 2023: \$176,297

Total Delinquencies: \$10,197

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.

The manager reported that the property in San Jose that recently completed the EV installation with AXIS Energy is available in early July for a visit, however, we are still waiting on the building manager's availability. The Manager will fill out the Rule 29 Program application for Southern California Edison.

Hallway & Penthouse Remodel

The manager reported that PCW will provide a revised proposal with a new contractor.

Pool, Spa & Deck Remodel

Ed Robinson and the manager provided an update on the pool and spa project. The manager will send out a request to owners asking for their preference on having salt water or chlorine in the pool.

Pool Service Proposal

The Board reviewed the proposals provided. The Board has requested additional vendor proposals for service. No action was taken.

Hoist Motor Repairs

The manager provided an update on the status of the hoist motor.

NEW BUSINESS

Epoxy Injections

Caroline Ta made a motion to accept the proposal from Angelus Waterproofing to do epoxy injections in the parking garage for \$13,050. Bob Lambros seconded; motion carried unanimously.

Fire Door Proposal

Bob Lambros made a motion to accept the proposal from Professional Locks to replace 3 fire rated doors located on P1 for \$8756.08. Ellen Serbin seconded; motion carried unanimously.

Trash Chute Cleaning

Ellen Serbin made a motion to approve the proposal from Southland Maintenance to perform trash chute cleaning for \$1950. Bob Lambros seconded; motion carried unanimously.

Landscape Enhancements

The Board reviewed and discussed the landscape enhancements provided by So Cal Landscape. The Board tabled the matter and asked the manager to connect with the landscape architect recommended by Horizon.

Heater Block for Generator

Bob Lambros made the motion to approve the proposal from Duthie for a new heater block for the generator for \$1,484.43. Caroline Ta seconded; motion carried unanimously.

Architectural Application

Unit 904—An architectural application was submitted by Unit 904 to install hard surface flooring. The Board is awaiting a report from the acoustical consultant verifying that the proposed underlayment will meet the HOA's sound requirements. The manager will contact the consultant to request a review. The application is pending approval.

Unit 1210—An architectural application was submitted by Unit 1210 to install new cabinets, countertops and hard surface flooring in the bathroom and kitchen. However, the floor and underlayment have not been confirmed. The application is pending approval.

Unit 402—An architectural application was submitted by Unit 402 to install hard surface flooring using ½" cork for the underlayment. Caroline Ta made a motion to approve the application. Ellen Serbin seconded; motion carried unanimously.

Manager's Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners commented on various issues.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:58pm.

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 May 31, 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