

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
April 30, 2024

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, Vice President Bob Stanton, Treasurer Bob Lambros, Secretary Ellen Serbin, Director at Large Pawel Janowski, General Manager Christina Ravelo and Debra McGary, Horizon Management.

APPROVAL OF MINUTES

The Board reviewed the minutes of the March 13, 2024 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as amended; Bob Stanton seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

Ed Robinson reported that a meeting was scheduled with Bergeman Group on May 8th for the Hallway Remodel Project.

CALENDAR 2024 – The Board discussed moving the date for the May meeting due to board availability. Once a date is confirmed, the calendar will be posted.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of March 31, 2024, the adjusted operating position has a net loss of \$40,359 year-to-date.

Effective Operating Funds: \$108,799

Reserve Fund Balance as of March 31, 2024: \$3,084,057

Cash in Reserves as of March 31, 2024: \$144,057

Total Delinquencies: \$26,377

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

Bob Lambros made a motion to authorize Horizon Management to process reimbursement transfers electronically from the operating account for operating expenses with provided receipts/reports as recommended by Horizon in the April financial report for up to \$1250. Ellen Serbin seconded; motion carried unanimously.

Bob Stanton made a motion to accept the Treasurer's March financial report as given. Ellen Serbin seconded; motion carried 4-1. Pawel Janowski opposed.

OLD BUSINESS

EV Charging Stations – Ed Robinson reviewed and discussed the ev survey results and provided an overview of SiteLogic's report on installing 6 ev chargers in visitor parking.

Hallway & Penthouse Remodel – Ed Robinson stated that we will have a kick off meeting with Bergeman Group on May 8th at 10am for the Hallway Remodel.

Pool & Spa Remodel Updates – The Manager provided an update on the pool and spa. The Board reviewed COR 112954-30 and asked the manager to go back to PCW for additional valve options.

Ed Robinson made a motion to approved COR 112954-31 to install new steps at the fire pit for \$3570. Ellen Serbin seconded; motion carried unanimously. Management will ask PCW to provide a quote to add hand railings at the new steps.

Trash Compactor Repair – Bob Lambros made a motion to accept the proposal from Professional Lock System to install a steel plate at the bottom of the trash compactor for \$843.00. Bob Stanton seconded; motion carried unanimously.

Grand Prix Recap – The Manager provided the Board a recap of the weekend events and the conduct of 101's additional guests. The Board requested a meeting with the owner of 101.

NEW BUSINESS

New Camera at Resident Gate Proposal – The Board tabled the matter to request additional information from Platt Security on the camera placement.

Bottom Lock for Ocean Blvd Door Proposal – The Board reviewed the proposal from Professional Lock System and requested that the proposal is revised and list options as line items for the correct locks, motor and awid options. Ellen Serbin seconded; motion carried unanimously.

Emergency Exit at Promenade Gate – Ed Robinson made a motion to approve the proposal Professional Lock System to modify the east gate Promenade gate only and install panic bars for a not to exceed \$11,826. Bob Lambros seconded; motion carried unanimously.

Fire Alarm Inspection Repair – Bob Lambros made a motion to approve the proposal from HCI Systems to re-test strobes, magnetic doors, replace a tamper switch and attempt to repair fire phones for a not to exceed of \$3,200. Ellen Serbin seconded; motion carried unanimously.

Sprinkler Inspection Repair – Bob Lambros made a motion to approve the proposal from HCI Systems to replace a control valve, built in tamper and a drain valve located on PL2 for \$3,280. Ellen Serbin seconded; motion carried unanimously.

Fire Pump Inspection Repair – Bob Lambros made a motion to approve the proposal from HCI Systems to rebuild the Cla-Val and retest the fire pump for \$5,455. Ellen Serbin seconded; motion carried unanimously.

Water Aerobics Instructor – The Board reviewed the information for a water aerobics instructor and passed on the option.

Architectural Applications

Unit 2003—Bob Lambros made a motion to approve Unit 2003's architectural application to install new kitchen cabinets, new tile and shower door in the bathroom and install new hard surface flooring throughout the unit. Ellen Serbin seconded; motion carried unanimously.

Unit 2105—Bob Stanton made a motion to approve Unit 2105's architectural application to install new kitchen cabinets, countertops, a master bathroom vanity, paint the unit and install new hard surface flooring. Ellen Serbin seconded; motion carried unanimously.

Unit 1705—The Board reviewed and Bob Stanton made a motion to approved the application pending the receipt of the acoustical consultant's report. Ellen Serbin seconded; motion carried unanimously.

Manager's Report —NA

HOMEOWNERS FORUM

Homeowners commented on various matters.

ADJOURN


President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 9:05 p.m. to executive session.

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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 30, 2024 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



6-28-2024