

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
May 29, 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 6:30 pm in the P1 Conference Room and via zoom.

PRESENT

President Ed Robinson, Treasurer Bob Lambros, Secretary Ellen Serbin and Debra McGary, Horizon Management.

ABSENT

Vice President Bob Stanton, Member at Large Pawel Janowski, and General Manager Christina Ravelo.

APPROVAL OF MINUTES

The Board reviewed the minutes of the April 30, 2024 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

During the President's Report, the Board introduced themselves along with their positions.

CALENDAR 2024 – The Board approved the June calendar with June 26th as the next board meeting date.

RESOLUTIONS TO RECORD LIENS

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owners of the property identified as Assessor's Parcel Number #7278-006-034 and #7278-006-196. The owners, as of the date of this Board meeting, have not requested internal dispute resolution (IDR). The Board voted to authorize Horizon Management Company or other designee to record the lien for the amount of any delinquent assessments, late charges, interest and/or costs of collections (including the fees and costs of preparing the lien against the owner of the properties, fees for coordinating enforcement of the lien between designee, and attorneys' fees), if IDR is not requested and payment in full is not received by the Association by 5:00 p.m. June 26, 2024. Thirty (30) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to enforce the liens. Ellen Serbin made a motion to record the liens, Bob Lambros seconded; motion carried unanimously.

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of April 30, 2024, the adjusted operating position has a net loss of \$35,911 year-to-date.

Effective Operating Funds: \$113,247

Reserve Fund Balance as of April 30, 2024: \$3,124,855

Cash in Reserves as of April 30, 2024: \$64,855

Total Delinquencies: \$31,477

Bob Lambros made a motion to authorize the Treasurer to re-invest up to \$600,000 at best rate and term; seconded by Ellen Serbin. Motion carried unanimously.

Ellen Serbin made a motion to accept the Treasurer's April financial report as given. Ed Robinson seconded; Motion carried unanimously.

OLD BUSINESS

EV Charging Stations – The Board discussed the latest update regarding installation. Ed Robinson reported that SiteLogic is only interested in wiring the entire parking garage to each unit at the cost of \$178,512. The board was not clear on the quote represented and asked if more info could be provided.

Hallway & Penthouse Remodel – Ed Robinson reported that the Board has the next meeting scheduled with Bergeman on June 4th.

Pool & Spa Remodel Updates – Bob gave the update in Christina's absence. There was a brief discussion regarding the need for a handrail to the firepit. Bob Lambros made a motion and seconded by Ellen Serbin to approve COR 31-1632 to install the handrail for \$163200. Motion carried unanimously.

Revised Camera Proposal. The Board reviewed the revised proposal from Platt Security to install additional cameras at the resident entry. Bob Lambros made a motion to approve the proposal in the amount of \$2,130; Ellen Serbin seconded; motion carried unanimously.

Ocean Blvd Entry Doors. The Board reviewed the revised proposal from Professional Lock to add vertical steel locking rods and one motorized door operator at the proposed cost of \$19,703,69. Bob Lambros made the motion to approve the proposal seconded by Ellen Serbin. Motion carried unanimously.

Promenade Marble. The Board reviewed the proposal from ABM to clean and polish (no honing) of the marble floor at the cost of \$1,750.72. Ellen Serbin made the motion to table the proposal. Motion carried unanimously.

NEW BUSINESS

Trash Chute Cleaning. The Board reviewed the proposal from Southland Maintenance to clean the chutes at the cost of \$2,050. Ellen Serbin made the motion, seconded by Bob Lambros to approve the proposal. Motion carried unanimously.

Building Power Shutdown. In preparation for shutdown for the required 5-yr test, Edison has provided the cost to manage the outage at \$3,822.40. Motion by Bob Lambros and seconded by Ellen Serbin to approve the cost. Motion carried unanimously.

Architectural Applications

Unit 1209—Ellen Serbin made a motion to approve the architectural application for a kitchen remodel of new kitchen cabinets and counter tops, seconded by Bob Lambros. Motion carried unanimously.

Unit 2201—The Board reviewed the application to remodel the bathroom. Motion by Bob Lambros to approve the application and seconded by Ellen Serbin. Motion carried unanimously.

HOMEOWNERS FORUM

Homeowners commented on various matters.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:02 p.m. to executive session.

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 29, 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



Date