

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
June 26, 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 6:33 pm in the P1 Conference Room and via zoom.

PRESENT

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

APPROVAL OF MINUTES

The Board reviewed the minutes of the May 29, 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

CALENDAR 2024 – The Board approved the July calendar and added a CC&R Re-Write committee meeting date of July 23rd at 4pm.

RESOLUTIONS TO RECORD LIENS

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owner of the property identified as Assessor's Parcel Number #7278-006-240. The owner, as of the date of this Board meeting, has 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 property, 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. July 31, 2024. Thirty (30) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to enforce the liens. Bob Lambros made a motion to record the lien, Ellen Serbin seconded; motion carried unanimously.

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of May 31, 2024, the adjusted operating position has a net loss of \$31,180 year-to-date.

Effective Operating Funds: \$117,978

Reserve Fund Balance as of May 31, 2024: \$3,198,436

Cash in Reserves as of May 31, 2024: \$138,436
Total Delinquencies: \$27,053

Bob Lambros made a motion to authorize the Treasurer to re-invest up to \$440,000 at best rate and term; seconded by Ellen Serbin. Motion carried unanimously.

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

OLD BUSINESS

EV Charging Stations – No report.

Hallway & Penthouse Remodel – Bob Stanton provided an update on the hallway remodel project.

Pool & Spa Remodel Updates – Bob Lambros and the manager provided an update on the progress of the fire pit and barbeque.

Bob Lambros made a motion to ratify COR 113158-15 1A for \$11,778.27 for Barbeques Galore to build the bbq structure. Ellen Serbin seconded; motion carried unanimously.

Bob Lambros made a motion to approve COR 113158-15 A2 for \$3688 to add Life Deck material to the bbq structure. Ellen Serbin seconded; motion carried unanimously.

Bob Lambros made a motion to approve COR 113158-15 A3 for a not to exceed \$4500.00 for a countertop to the bbq structure. Ellen Serbin seconded; motion carried unanimously.

Bob Lambros made a motion to approve COR 112954-30 for \$8023 to install two circuit intermatic timeclocks and one astro-valve. Ellen Serbin seconded; motion carried 4-1; Pawel Janowski opposed.

The Board also discussed the credit the HOA will receive from COR 112954-33 in the amount of \$4512 for two timer boxes and two magic timers.

New Locks on Promenade Entrances. The Board reviewed the proposals from Professional Locks to add either vertical locking bars or mag locks to both the pool and promenade doors in the Promenade. Bob Lambros made a motion to table the matter until additional bids are received. Bob Stanton seconded; motion carried unanimously.

Promenade Marble Flooring Cleaning. Bob Stanton made a motion to table the matter until additional bids that include the 23rd floor are submitted. Ellen Serbin seconded; motion carried unanimously.

NEW BUSINESS

Door Alarms. Ellen Serbin made a motion to accept the proposal from HCI to add door contactors on all exit doors from P1 to and including the 2nd Floor for \$15,310, seconded by Bob Stanton. Motion carried unanimously.

Card Reader for Back of Freight Proposal. The Board tabled the matter until additional information is collected and Specialized provides additional information.

Sprinkler Inspection Repairs for Common Areas Only. The Board tabled the issue until a revised proposal is received from HCI.

Sprinkler Inspection Repairs for Testing and Unit Deficiencies. The Board directed the manager to set up a meeting with HCI to discuss the testing requirements.

Roll Up Gate in Alley. Bob Stanton made a motion to approve the proposal from Vortex to replace the hoist motor for the roll up gate for \$3452.25, seconded by Ellen Serbin. Motion carried unanimously.

Trash Compactor Maintenance. Bob Lambros made a motion to approve the proposal from Barragan Solid Waste to repair the ram on the trash compactor for \$1685.09, seconded by Pawel Janowski. Motion carried unanimously.

Exhaust Fan Replacement. Ellen Serbin made a motion to ratify the previously approved proposal from Infinite Circulation to replace the exhaust fan for \$4081.23, seconded by Bob Lambros. Motion carried unanimously.

2025 Reserve Study Proposal. Bob Lambros made a motion to approve Association Reserves to perform the 2025 No Site Visit Reserve Study for \$1910, seconded by Bob Stanton. Motion carried unanimously.

HPT Christmas Party Proposal for 2024. Ed Robinson made a motion to approve the budget request for the 2024 Christmas Party for \$2000.00, seconded by Bob Stanton. Motion carried unanimously.

Architectural Applications

Unit 905—Ellen Serbin made a motion to approve the architectural application to install hard surface flooring in the living room, seconded by Bob Stanton. 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 9:14 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 June 26, 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