

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
September 25, 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 August 28, 2024 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as written; Bob Stanton seconded; motion carried 4-1. Pawel Janowski opposed.

PRESIDENT'S REPORT - by Ed Robinson

Ed Robinson reminded the members about the power outage scheduled for Oct. 22nd and asked members how they felt about having window cleaning in November or holding off until next spring due to equipment issues.

CALENDAR 2024 – The Board approved the October calendar.

COMMITTEE UPDATE – Ellen Serbin provided an update on the progress of the CC&R Rewrite Committee and stated the next meeting will be October 9th at 5:30pm.

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 #7278-006-107 and #7278-006-197. 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 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. October 18, 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, Bob Stanton seconded; motion carried unanimously.

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of August 31, 2024, the adjusted operating position has a net loss of \$55,911 year-to-date.

Effective Operating Funds: \$93,247

Reserve Fund Balance as of August 31, 2024: \$3,378,941

Cash in Reserves as of August 31, 2024: \$138,941

Total Delinquencies: \$29,332

Bob Lambros made a motion to authorize the Treasurer to re-invest up to \$300,000 at best rate and term; seconded by Ellen Serbin. Motion carried unanimously.

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

OLD BUSINESS

EV Charging Stations – No update.

Hallway & Penthouse Remodel – The Bergeman Group provided six print outs of carpet options along with the selected wall sconce & wall covering for the membership to view at the meeting.

Pool & Spa Remodel Updates –Bob Lambros reported that the bamboo planter is leaking and that the wrong bamboo was planted. The Manager reported that Aquaview Fencing will be providing an estimate for the glass fencing.

Sprinkler Inspection Repairs for Common Areas. Ed Robinson made a motion to approve the proposal from HCI Systems to address the common area deficiencies for \$16,245. Bob Lambros seconded; motion carried unanimously.

Sprinkler Inspection Repairs for Testing and Unit Deficiencies. Ed Robinson made a motion to approve the proposal from HCI Systems to make inspection repairs and the testing of sprinklers for \$63,135. Bob Lambros seconded; motion carried unanimously.

Resident Gate. Bob Lambros made a motion to approve Professional Locks to install expanded metal across the bottom half of the resident gates for added security for \$3510. Bob Stanton seconded; motion carried unanimously.

Card Reader for Back Freight Elevator. The matter is tabled until Specialized provides additional information.

Emergency Circuit for Elevator Machine Room. The matter is tabled until Specialized and the electrician provide additional information.

Annual Window Cleaning Proposal. Ed Robinson explained the problems with the window cleaning equipment which has delayed the 2nd cleaning of the year. It was then presented to the membership if they want to hold off on the November window cleaning (due to the rainy season) and clean the windows in March before the Grand Prix? The Manager was asked to send out a survey to residents asking when they prefer to do window cleaning.

P1 Hallway Painting. Ed Robinson made a motion to approve the proposal from Martin Allcoat Paint to paint the trash room and floor for \$4,200. Bob Stanton seconded; motion carried unanimously.

Yellow Curb Painting. Ed Robinson made a motion to approve the proposal from Martin Allcoat Paint to paint the yellow curbs throughout the parking garage for \$2,400. Bob Stanton seconded; motion carried unanimously.

NEW BUSINESS

Fire Pump Repair. Ellen Serbin made a motion to approve the proposal from HCI Fire Safety to rebuild the existing 6" Cla-Val and replace the 4" Cal Val to the fire pump for \$8,260. Bob Lambros seconded; motion carried unanimously.

Spa Pump Motor. Bob Lambros made a motion to approve the proposal from Tony's Pool and Spa Service to replace the pump motor for the spa for \$1327.45. Bob Stanton seconded; motion carried unanimously.

2024 Audit and Taxes. Bob Lambros made a motion to approve the proposal from Owens, Moskowitz, And Associates, Inc. to prepare the audit and tax services for 2024 for \$2,400. Ellen Serbin seconded; motion carried unanimously.

Architectural Applications

Unit 609—The application is on hold until the owner provides a complete application.

Unit 1803—The application is on hold until the owner provides a complete application.

Unit 1901—Ellen Serbin made a motion to approve the architectural application to install new cabinets, countertops and hard surface flooring. Bob Lambros seconded; motion carried unanimously.

Unit 1908—Ed Robinson made a motion to approve the architectural application pending the receipt of the acoustical report stating approval. Bob Lambros seconded; motion carried unanimously.

Unit 2003—Ellen Serbin made a motion to approve the architectural application to install new carpeting. Bob Lambros seconded; motion carried unanimously.

Unit 2302—Bob Lambros made a motion to approve the architectural application to install new hard surface flooring. Ellen Serbin seconded; motion carried unanimously.

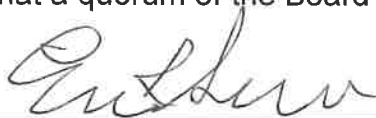
HOMEOWNERS FORUM

Homeowners commented on various matters.


ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 9:21 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 September 25, 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