

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
July 31, 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 6:31 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 June 26, 2024 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as written; Ellen Serbin seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

CALENDAR 2024 – The Board approved the August calendar with the addition of the CC&R Re-Write committee meeting date of August 6th at 5pm and the 2025 Reserve Study meeting on August 21st at 6:30pm.

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 #7278-006-034. 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. August 24, 2024. Thirty (30) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to enforce the liens. Bob Stanton made a motion to record the lien, Bob Lambros seconded; motion carried unanimously.

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of June 30, 2024, the adjusted operating position has a net loss of \$56,617 year-to-date.

Effective Operating Funds: \$92,540

Reserve Fund Balance as of June 30, 2024: \$3,286,349

Cash in Reserves as of June 30, 2024: \$76,349
Total Delinquencies: \$29,240

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 June financial report as given. Bob Stanton seconded; Motion carried unanimously.

OLD BUSINESS

EV Charging Stations – No update.

Hallway & Penthouse Remodel – Bob Stanton provided an update from the July 17th committee meeting.

Pool & Spa Remodel Updates – Bob Lambros provided an update on the progress of the fire pit, barbeque, deck issues and wind barrier.

Marble Floor Cleaning – Bob Stanton made a motion to accept the proposal from Able Services to clean and polish the grout and marble on the 23rd floor for \$380 and the promenade lobby for \$780. Bob Lambros seconded; motion carried unanimously.

Sprinkler Inspection Repairs for Common Areas. The matter is tabled until next month.

Sprinkler Inspection Repairs for Testing and Unit Deficiencies. The matter is tabled until next month.

Card Reader for Freight Elevator. The Manager will reach out to Specialized regarding the programming for specific times and floors.

NEW BUSINESS

Waterproofing Assessment for North Wall. Ed Robinson provided a recap of the report.

Ocean Blvd Concrete Planter. Ed Robinson made a motion to accept the proposal from American Heritage Landscape to plant pink Cordylines in the two Ocean Blvd pots for \$789. Bob Lambros seconded; motion carried unanimously.

Seaside Way Planter Waterproofing. Ed Robinson made a motion to accept the proposal from Angelus Waterproofing to waterproof the west side of the Seaside planter for a not to exceed of \$3,000 NTE. Bob Lambros seconded; motion carried unanimously.

Seaside Way Planter. Bob Lambros made a motion to accept the proposal from American Heritage Landscape to replant any salvageable plants to the Promenade deck and remove the old dead plants and plant new plants on both Seaside Way planters for a not to exceed of \$4000. Bob Stanton seconded; motion carried unanimously.

Jasmine Planter on Promenade Deck. Bob lambros made a motion to accept the proposal from Angelus Waterproofing to inject grout injections to the planter from P3 for \$1500. Bob Stanton seconded; motion carried unanimously.

F11 Safety Training. Bob Lambros made a motion to accept the proposal from F11 Fire Safety for conduct fire training and an in-person fire drill for \$1750. Ellen Serbin seconded; motion carried unanimously.

Replacement of Basket for Window Cleaning Proposal. The Board tabled the manner until additional information is collected.

Fidelity Insurance Renewal. Bob Lambros made a motion to accept the Fidelity Policy renewal for \$4,112. Bob Stanton seconded; motion carried unanimously.

Architectural Application

Unit 402—Ellen Serbin made a motion to approve the architectural application to replace kitchen countertops, sink, repaint the cabinets, and paint the unit. Bob Stanton seconded; motion carried unanimously.

Incentive for Annual Meeting. Ed Robinson made a motion to approve the purchasing of three \$100 gift cards, for a total of \$300, to use as an incentive to get owners to turn in ballots for annual meeting. Bob Stanton seconded; motion carried unanimously.

Resident Gate Proposal. The Board tabled the matter until additional bids are received.

FHA Approval. Bob Lambros made a motion to approve the proposal from FHA Review to renew the certification for \$795. Bob Stanton seconded; motion carried unanimously.

HOMEOWNERS FORUM

Homeowners commented on various matters.

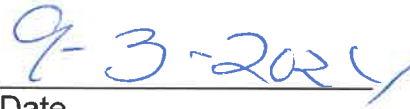
ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:42 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 July 31, 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