

VIA DEL MAR CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

October 24, 2023 6:00 PM Association Pool

Meeting called to order at 6:02 pm by President John Duffy

Roll Call: Board members John Duffy, Frank Ragucci, Jackie Klinker, Don Lilly and Property Manger Candace Coldwell present. Perry Saraceno absent.

Proof of Notice; Posted as required.

Approval of May 9, and May 13, 2023 Meeting Minutes- Motion to approve made by Jackie second by Don. Minutes approved without revision.

Treasurer's Report: Jackie Klinker reported the Via del Mar financial status as of September 30, 2023 as follows: **Master Operating Fund** \$9,753. **VDM 1** \$31,269. **VDM 2** \$41,356. **Total Reserve Fund** **Master** \$21,116 **VDM 1** \$23,207, **VDM2** \$40,616 Current Year Net Loss: Master \$(3574) VDM I \$(2042) VDMII \$(4575) These included emergency pool repairs x 3 totaling \$7,780, Hardwood professionally cut and trimmed by arborist \$8355 and completion of the VDM landscaping beautification project for both Phase I and II \$9763. With the exception of a few small unpaid balances for late fees totaling \$120, all 2023 quarterly assessments have been paid.

Presidents Report- John welcomed and introduced our new property manager Candace Coldwell to the community. He provided an update on the Water Main Supply repairs. The majority of all repairs in VDM 2 have been completed with the exception of those homes on Via Cameron and Via Privada where the water main is beneath existing driveways requiring both extensive planning and notification to owners affected. To date the Planning Board still needs to approve additional funding before any work can commence. Once approved they can complete the project in both Phase 1 and 2. We have just learned that JORC is installing fiber optics throughout their community. This will affect both phases in determining the timeline for roadway repairs and replacements. It is still imperative that we be prepared, obtaining estimates now for future spending on both the roads and pool so an accurate budget can be prepared. Careful consideration needs to be made with the Community Pool, as it is 40+ years old, now requiring significant repeated repair costs. Is it time to replace? The drainage grate at the corner of Via Privada has degraded causing the surrounding area to collapse. We will have Felix assess repairs. The drainage issues in Phase 1 greenways Via Miguel and Via del Sol continue. Reggie will be asked to locate existing storm grates, install French drains or provide us with a plan to fix this.

Manager's Report- Candace explained that she was left with quite a mess, with many of the action items assigned to the previous manager not completed. Her plan is to meet with the Board, and both Reggie and Felix so that every member of the team is on the same page, a necessary component for success moving forward.

Old Business:

- **Amendment Status-** Frank provided an overview of the pending amendments and the process for amending the current bylaws. The 3 separate amendment considerations have been drafted and are ready to be presented to the Community. We have 90 days from the first officially called "*Town Hall Meeting*" to pass the amendment. Passage by 75% in person or by proxy is needed. They are: 1. Reduce the current percentage requirement to majority. 2. Allow Board approval only for altering common areas to include both landscaping and hardscape which currently require 75% and 3. All future sales will have a 2 year wait before any rental of said unit. A copy of the amendments with ballots will be available at the meeting.
- **Landscaping-** Don provided an update on the status of the previously installed plantings from the Beautification project. The vinca's and other flowering plants that are dying will be replaced at Reggie's expense. He noted for the community, the property size, requirements, extent of dead and overgrown bushes and plants that needed replacement between Phase 1 and 2, to explain the difference in costs. Charlie McDonald landscaping Committee Chair reported several light bulbs were out in Phase 1 and the absence of a lamp post at 1478 Via Miguel.

Open Discussion OLD Business

Questions from the floor regarding black algae status. 2 owners provided Candace with names of vendors who have been successful in remediating. There was lively discussion on landscaping in general, hedge height, dissatisfaction by several owners with current landscaping maintenance, asking the Board to consider other vendors. A question as to the status of the entrance sign on Ocean Way along with the 2 smaller signs in VDM2 was brought to the floor. Concerns regarding absentee owners' property neglect, habitual violators and what action is taken to see that compliance is met. Considering the indefinite delay in roadwork on Via Cameron can temporary removeable speed bumps be purchased and installed.

There being no further business, the meeting was adjourned at 7:35 p.m. Motion made by John Duffy, second by Don Lilly.

Next Meeting: November, with date to be determined.

Respectfully Submitted,

Frank Ragucci

transcribed/mr

Board reviewed. Approval at the next scheduled meeting.

