

**POINTE SURFSIDE HOMEOWNERS ASSOCIATION  
GENERAL SESSION MINUTES  
JULY 17, 2012**

**NOTICE:** Upon due notice given and received the General Session meeting of the Pointe Surfside Homeowners Association was held on July 17, 2012 at the on site clubhouse.

**DIRECTORS**

**PRESENT:** Janet Cabourne..... President  
Michael Carralero..... Vice President  
Ellen Riley..... Treasurer  
Mary Whaley..... Secretary  
Gus Zakka..... Member at Large

**ALSO PRESENT:** Jan Standish..... Golden West Property Management

**CALL TO ORDER:** The General Session of the Pointe Surfside Homeowners Association was called to order at 6:37 pm by Janet Cabourne-President.

**HOMEOWNERS**

**FORUM:** In accordance with the State Statute, the homeowners present were given an opportunity to address the Board of Directors.

The following items were presented:

Nathan Lindsey – owner of unit C-304, was in attendance.

Ed Mitchell Construction, one of the contractors Mr. Lindsey contacted, has indicated it appears that the unsealed storage area door and door jamb has caused water intrusion that has caused damage to the sheeting under the deck membrane. The Board requested management to advise Mr. Lindsey to proceed with either of his contractors, at his expense, to remove the deck membrane and to contact management if sub flooring shows damage at which time the association will send a contractor to inspect and determine the cause of the damage. It was also reported that the door jamb wood has been replaced but has not been sealed or painted.

Mark Greenfield – owner of A213 was in attendance. He referred to his letter regarding the re-construction of his large balcony and primarily is concerned with privacy issues. He presented a solution to this problem by installing a bamboo piece approximately 13' long by 39" high that would be wire tied to the inside of his balcony railing system. In addition he reported that there is damage to the small balcony that was previously inspected by the project manager. Management will have this item inspected and request repair proposal. He also reported that a mother raccoon and babies had made their home in his attic. He had the babies removed by an exterminator but was unable to catch the mother. His concern is that even after the exterminator installed mesh over the area that provided access to the raccoons, the mother has escaped by another route. The Association will have Access Exterminator inspect the attic for other possible entry points. The attic also needs to be exterminated for fleas and the insulation reinstalled.

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Brian Dizon – owner of B104 was in attendance. He reported that the overhang from B204 is drooping and needs to be removed as recently done to other overhang areas. The Board will have this inspected and whether this needs to be done now or if it can wait. The Board asked if he reported this during the wood repair project.

Joe Boccuzzi – owner of C109 was in attendance. He wanted to report that vehicles being parked in the open parking areas were not parking within the lines. He also inquired about screen doors and was informed to submit an architectural application with a picture of the screen door he wants to install. He advised the Board that the patio appears to be settling and cracking. Humburg & Associates will be asked to inspect and report.

Maxim Popov-owner of unit A-301, was in attendance. He stated that his 3 skylights were very worn and showed deterioration. His application indicated venting skylights were to be installed and he requested a rebate based on the skylights that would be replaced during the upcoming roof replacement project. The Board informed him that if he wanted the venting skylights he would be required to execute a covenant that would be recorded on his deed and pay the cost of same. As for the rebate, the Board does not have any idea of the cost for skylight replacements to be considered for the roof project.

Mr. Popov's second item was the placement of an air conditioning unit on his balcony. The Board informed him that they received a legal opinion on this request stating that Section 2.7 of the CC&R's prohibits any equipment of any nature to be placed on the balcony and therefore his request was denied.

**CONSENT  
CALENDAR:**

Approval of the June 19, 2012 General Session Minutes

A motion was made by Michael Carralero, seconded by Ellen Riley, and carried to approve the General Session minutes of June 19, 2012 as written.

**FINANCIAL  
MATTERS:**

Approval of the June 2012 Financial Report

A motion was made by Ellen Riley, seconded by Janet Cabourne, and carried to approve the June 2012 Financial Report as submitted, subject to audit.

Delinquency Report of June 13, 2012

All delinquencies and issues therein were discussed in the Executive Session on a case-by-case basis.

Maturing CD – A motion was made by Janet Cabourne, seconded by Mary Whaley and carried to roll over First Foundation CD at maturity for same 12 month term.

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**OLD BUSINESS:**

Events Calendar Review

This document was briefly reviewed by the Board of Directors. The call for candidate form will be mailed with the August assessment billing.

Roof Consultant and Proposals

Mike Carrelero will invite AWS Roof consultant to the executive meeting August 21<sup>st</sup> AT 6:00 P.M.

Pool Furniture: Sea Breeze Patio Furniture

The Board of Directors tabled this matter until 2013

Asphalt Repairs Project

The Board of Directors tabled this matter until 2013

Earthquake Insurance: Options Comparison Spreadsheet

A motion was made by Janet Cabourne, seconded by Ellen Riley and carried to include voting on earthquake insurance with a special assessment of \$375.00 for annual premium with the election ballot.

Catwalk/Walkway Project

The Board of Directors reviewed the proposals from Humburg & Associates and Crank Brothers. The Board instructed management to have Crank Brothers and Landis Construction submit their proposal based on the Humburg scope of work. Warrantee information is to be included on all submissions including Humburg.

Wrought Iron Vehicle Entry and Pedestrian Gate Proposal

Humburg & Associates Proposal #212796 for repairs to the wrought iron on the vehicle entry gate and pedestrian gates needs to be updated to include all wrought iron such as pool fence etc.

Security System Housing: Weather Resistant Cabinet-Move/Replace

This item is pending installation.

**LANDSCAPE  
ISSUES:**

Pine Tree-Encroachment removals: Management to request Treeco to submit a proposal to remove a total of 5 pine trees and routine tree trimming for the end of 2012. Treeco representative is to meet with property manager for location of pine tree removal locations.

**ADJOURNMENT:** A motion was made by Janet Cabourne, seconded by Ellen Riley, and carried to adjourn the Pointe Surfside General Session Meeting at 8:25 pm.

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**ATTEST:** Respectfully Submitted by:

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Golden West Property Management

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**APPROVED:** Chairperson of the Meeting / President of the Association

**SECRETARY'S CERTIFICATE**

I, \_\_\_\_\_, the duly elected and acting Secretary of the Pointe Surfside Homeowners Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the Minutes of the General Session meeting held July 17, 2012 as approved by the Chairperson and President of the Association.

Date\_\_\_\_\_

Signature\_\_\_\_\_