

October 2015 Newsletter

BOARD OF DIRECTORS

Vacant
President

David Berenda
Vice-President

Lisa Bennis
Secretary

John Capanna
Treasurer

Mike Hackstadt
Member at Large

SEABREEZE MANAGEMENT

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After Hours Emergency
(949) 855-1564 (after 5 p.m.)

GENERAL

Until a new meeting location is found, board meetings are on as "to be determined" status. Please watch for Agendas posted at the Tot Lot or updates in next month's newsletter.

City of San Clemente
(949) 361-8200



Annual Election

Remember to turn in your Candidate Statement if you are interested in serving your community. There are three seats available for a two year term on the Board of Directors and one seat as the District Delegate for a one year term.

If you are interested in serving on the Board of Directors or as a District Delegate, please complete the form and submit a typed summary of qualifications by Friday October 2, 2015 to Seabreeze Management.

Board Meeting-Date, Time & Location

The next Board meeting date, time and location is yet to be determined. A new location for the meetings is being sought and at press time of the newsletter, we do not have anything in place. Stay tuned for more information and please note that agendas are posted in the marquee by the tot lot four days prior to each meeting.

At Last Month's Board Meeting...

At the September 14, 2015 Board Meeting, there were about 70 people in attendance. The primary discussion was about the recent assessment increase. A presentation and budget summary was provided by David Berenda, Vice President of the Board of Directors. Following his presentation, a group of approximately 25 interested homeowners of the Association's finances provided a presentation and made a recommendation to the Board. Their recommendation is to continue with the current assessments of \$152.40 per home, per month for six months until February 2016 and at that time, reduce the assessment to \$140 per home, per month to fund a new line item called "Fire Abatement" in the Reserve Study setting aside funds to perform fuel modification on the slopes as required by the Orange County Fire Authority.

A project spending cap was proposed by member John Laurie at the July meeting. The Board prepared and read the first draft to the membership. The board will work with the finance committee to finalize the draft and then present it to the membership at the October meeting.

There was an update regarding the stairs project by homeowner volunteer, Sherry Bauer. She requested the Board approve a new design submission to the City of San Clemente, which the Board approved for an approximate cost of \$250.

A landscape plan for the monument signs was distributed to those in attendance. There were no new decisions made by the Board regarding the monuments. The goal is to plant in the fall when the temperatures are cooler.

Below is a recap of the business of the Board at the September meeting:

- *7/13/15 Meeting Minutes ,Tabled
- *July and August Financials, Tabled
- *Appoint Inspectors of Election for Annual Meeting,Tabled
- *Appoint Landscape Committee ,Tabled
- *Appoint Finance Committee Charter & Members, Tabled
- *Architectural Applications, Approved
- *Phase Four Fuel Mod Clearing, Approved @ \$5,400
- *Brass Coupling Irrigation Repair, Emergency, Approved @ \$1,500
- *Association Website Upgrade, Tabled
- *Accept Board Member's Resignation, Approved