

**BAYSIDE COVE COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 22, 2018
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BOARD MEMBERS PRESENT: John Merrell, President
John Perrone, Vice President
Carole Ciraulo, Secretary
Jim Moore, Member-at-Large

BOARD MEMBER ABSENT: Tom Addis, Member-at-Large

MANAGEMENT REPRESENTATIVE: Maggie Rahm
Keystone Pacific Property Management, LLC

ITEMS DISCUSSED IN EXECUTIVE SESSION – February 21, 2018

The Board of Directors:

- Approved the Executive Session Minutes from January 24, 2018
- Discussed Legal Matters
- Discussed Contract Matters
- Discussed Homeowner Requests

CALL TO ORDER

The General Session was called to order Board President, John Merrell, at 5:00 P.M. at the Newport Beach Yacht Club located at 1099 Bayside Drive, Newport Beach, CA 92660.

HOMEOWNER FORUM

Six (6) homeowners were in attendance.

TREASURER'S REPORT

Board Treasurer, John Merrell, presented a Treasurer's Report to the attendees.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion: 4/0

- A. **General Session Meeting Minutes and Architectural Submittal Report – RESOLVED**, to ratify the action taken and approve the January 17, 2018 Special Meeting Minutes and the January 24, 2018 General Session Meeting Minutes
- B. **Financial Statement – RESOLVED**, to ratify the action taken and accept the January 31, 2018 financial statements.
- C. **Ratification of Executive Finance Committee Decision – RESOLVED**, to ratify the actions taken and accept the Executive Committee's approval of the replacement of the transducer by Jimni Systems, Inc for a cost of \$1,973.82.

UNFINISHED/NEW BUSINESS

- A. **Delinquency Report** – No action was required.

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- B. Repair Proposals –**
1. A motion was made, seconded and carried to approve the proposal from Service First for the restoration of 1031 Bayside Cove. **4/0**
 2. A motion was made, seconded and carried to approve the proposal from 24HRC for the repair of the water intrusion at 995 Bayside Cove for a cost of \$850.00. **4/0**
 3. A motion was made, seconded and carried to approve the proposal from 24HRC for the full replacement of the stairs leading up to 1024 for a cost of \$28,875.00. **4/0** The Board deferred action on the repairs to the planter and ceiling to obtain bids from other contractors.
- C. Garage Proposal –** This item was postponed to a future meeting.
- D. Smoke Detector Discussion –** The Board directed Management to send out a letter with the smoke detector form for each homeowner to certify that their unit follows the rules set forth regarding smoke detectors and carbon monoxide detectors. Management was also directed to place this item in the next newsletter.
- E. Landscape Proposals –** No action was required.
- F. Common Area Maintenance Discussion –** Management was directed to follow up with Harvest on any outstanding invoices as well as the olive tree in the front drive.
- G. Punch List Discussion –** The punch list was discussed and Management will continue to send to the Board.
- H. Homeowner Requests –** No action was required.
- I. Review of Architectural Applications –** No action was required.
- J. Next Meeting Agenda Requests –** No action was taken. Any requests will be emailed at a later date.
- K. Next Board Meeting –** The next Board meeting will be held on Wednesday, March 21, 2018 immediately following Executive Session, at the Newport Beach Yacht Club located at 1099 Bayside Drive, Newport Beach, CA 92660.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 5:32 P.M.

SIGNED: Carol Crawley DATE: 3/21/18