

**BAYSIDE COVE COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 18, 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 – April 19, 2018

The Board of Directors:

- Approved the Executive Session Minutes from March 21, 2018
- Discussed Legal Matters
- Discussed Contract Matters

CALL TO ORDER

The General Session was called to order by 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

Two (2) 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 February 21, 2018 General Session Meeting Minutes
- B. **Financial Statements – RESOLVED**, to ratify the action taken and accept the February 28, 2018 and March 31, 2018 financial statements.

UNFINISHED/NEW BUSINESS

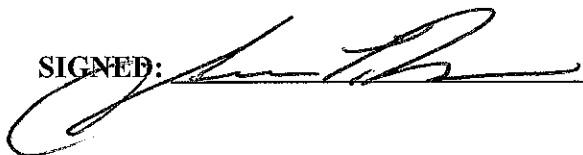
- A. **Reserve Allocations** – A motion was made, seconded and carried to approve the reserve allocations as prepared by Treasurer John Merrell. 4/0
- B. **Delinquency Report** – No action was required.
- C. **Repair Proposals** –
 - 1. A motion was made, seconded and carried to approve the proposal from PCW for the deck work at 978 Bayside Cove for a cost of \$1,820.00. 4/0

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2. Cliff Brown reported to Management that he caulked the area on the garage roof and will send an invoice.
- D. Landscape Proposals** – No action was required.
- E. Light Proposal** – A motion was made, seconded and carried to approve the proposal from Horizon Lighting to install a GFCI outlet on a light post for holiday lighting for a cost of \$322.13. 4/0
- F. Common Area Maintenance Discussion** – No action was taken.
- 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 taken.
- 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, June 20, 2018 immediately following Executive Session, at the Newport Beach Yacht Club located at 1099 Bayside Drive, Newport Beach, CA 92660. The Annual Election will be held on May 16, 2018.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 5:21 P.M.

SIGNED:  DATE: 