

**SURFCREST CORPORATION HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Notice**  
**May 27, 2020 at 7:00 pm via Zoom Teleconference**

**AGENDA**

In accordance with the Open Meeting Act, §4900, four days' notice of this meeting has been given to the homeowners by way of posting of the agenda within the complex. Civil Code §4910 The Board of Directors may not discuss or take action on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted or distributed pursuant to subdivision. This subdivision does not prohibit a resident who is not a member of the board from speaking on issues not on the agenda.

**I. CALL TO ORDER**

**7:00 pm**

The Surfcrest Corporation Meeting is customarily Called to Order to establish quorum of the Board of Directors, establish a start time, and to enable the General Session meeting to proceed.

**II. OPEN FORUM**

Civil Code §4930 The board of directors of the association shall permit any member of the association to speak at any meeting of the association or the board of directors, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board of directors or before a meeting of the association shall be established by the board of directors. A three-minute speaking limit will be adhered to due to the time limit constraints by the venue. Time limits may not be transferred from owner to owner. All owners are to note the following comments or actions will not be permitted by any member in attendance are not appropriate decorum for a community meeting:

- Involve the disclosure of confidential information and including any disciplinary information or request to another member.
- Maintenance issues can be raised during an open forum but are often better addressed in writing with the management company
- Matters outside the Board's purview
- Comments that are defamatory, indecent, abusive or involve personal attacks or threats, legal or otherwise, on any member of the community.
- Personnel issues may not be discussed.
- When Homeowner Forum is closed, there may no longer be discussion from the floor.

Only title owners are permitted to attend meetings. No minor children are permitted unless they are a title owner.

**III. CONSENT CALENDAR**

A. Approval of the February 26, 2020 General Session Meeting Minutes	5-7
B. Approval of the February 29, 2020 Financial Report	9-56
C. CD Recommendations: Morgan Stanley	57

Note: Items on the consent calendar are usually one of the following: (1) of a routine nature; (2) generally need no further discussion; (3) documenting or ratifying action already taken by the Board and/or providing further clarification of the motion.

**IV. ASSOCIATION BUSINESS**

**LANDSCAPE**

A Landscape Walkthrough Proposal (May 2020): Douglas Landscape	59
--	----

**MAINTENANCE**

B Reserve Study Proposal: Advanced Reserve Solutions, Inc	60-73
C Lighting Maintenance Proposal: Comet Electric, Peak Lighting	74-78
D Monument Lighting Proposal: Horizon Lighting	79
E Pole Lighting Proposal: Convert to LED 36 -Watt, Peak Lighting	80
F Holiday Lighting Proposal: Comet Lighting	81-83
G. Common Area Painting: Bell Tower, Retaining walls, Bollards, Light Poles, etc.	Open
H. Wrought Iron Fencing: Repairs and Painting	Open
I. Vehicle Gate Maintenance: Cal Gate Systems Discussion	Open

**SURFCREST CORPORATION HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Notice**  
**May 27, 2020 at 7:00 pm via Zoom Teleconference**

**IV. ASSOCIATION BUSINESS**

**continued**

**POOL/COURTYARD**

J. Pool Pavers Proposals: S&S, Amazing Pools, Ultimate Pools, Fuller Stone, OC Concrete	84-87
K. Pool Updates	Open
L. Pool Maintenance: Marco Polo	Open

**SECURITY**

M. Committee Updates	Open
----------------------	------

**COMMUNICATIONS**

N. Annual Election: Discussion/Updates	Open
O. Website: Correspondence/Discussion	88

**Board of Directors Community Observations**

Open

Pursuant to California Civil Code Section 4930(d), the Board may address matters of new business only after making a finding that the matter involves circumstances that could not have been reasonably foreseen, and which of necessity make it impracticable to provide prior notice as required by the California Civil Code.

**V. MAINTENANCE REPORTS**

A. Maintenance Reports: Patrol Report, Action List	90-131
--	--------

**VI. ADJOURN & ANNOUNCE NEXT MEETING**

The Board of Directors meetings are scheduled for the 4<sup>th</sup> Wednesday monthly at 7:00 pm. Due to the pandemic the location of the meetings may vary.

**VII. EXECUTIVE SESSION**

**8:00 pm**

Any member of the Association may attend meetings of the Board of Directors of the Association, except when the Board adjourns to Executive Session to: 1-Consider litigation, 2-Matters leading to the formation of contracts with third parties, 3 Member discipline, 4 Personnel matters, 5-Meeting with a member, upon the members request, regarding the member's payment of assessment. §4935, §5665.

A. Approval of the February 26, 2020 Executive Session Meeting Minutes	133-134
B. Approval of the March 13, 2020 Executive Session Meeting Minutes	135
C. Approval of the May 17, 2020 Executive Session Meeting Minutes	136
D. Delinquency & Pre-Paid Report and Matters Therein	137
F. Non-Compliance Matters	Open
G. Legal Matters	N/A

**VIII. REFERENCE MATERIAL**

A. Insurance	139
B. Map	140-141

Join Zoom Meeting

<https://us02web.zoom.us/j/83611322896?pwd=ODkxK0dwMml1QmZpdUhPZnRycHpSdz09>

Dial by your location 1-669-900-9128 Meeting ID: 836 1132 2896 Password: 943193