

**SURFCREST CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 26, 2007**

CALL TO ORDER: The Board of Directors meeting was called to order at 7:30 pm

DIRECTORS PRESENT: John Parodi..... President
Bob Herrera..... Treasurer
Kelley Duarte..... Secretary
Sheri Kasabian..... Member at Large

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

ABSENT: Jim Thomas..... Vice President

HOMEOWNER FORUM:

Landscape Committee Presentation

In honor of their dedication and service to the Surfcrest Community as retiring landscape committee members, Marilyn Sponsel and Susan Sizlo were presented with gifts and certificates of appreciation.

Tom Sizlo of 19251 Surfview Drive – was in attendance.

There are palm trees on roofs and gutters in Surfcrest One and the rats have a direct path to the buildings roofs. Also noticed rats on the pool tower.

GWPM – is to review 2 bids currently in possession for 2008 tree trimming, and put this item onto the October agenda

Donovan Sipe of 19441 Surf Drive - was in attendance.

Resident's vehicle was towed as well as his guests due to incorrect resident information and no decals visible. Resident reported that GWPM address information is incorrect on the HOA's website. Mr. Sipe believes that parking enforcement is overdone.

2 stickers, 4 hangtags, and 1 key to be sent out certified mail to resident.

Tony Cassella of 19311 Surf Drive - was in attendance.

Mr. Cassella was upset that there was a neighborhood watch notice regarding 'crystal meth' on the pool's bulletin board. Stating that this would give kids/teens exposure to drugs they may not be aware of. The Board of Directors stated that it will be removed immediately.

Suggested that the Newsletter be more positive i.e. – new resident welcome, HB current events, celebrating time of residency, etc. Mr. Cassella felt that past newsletters have had an inappropriate venue.

Mr. Cassella questioned if the community was 'kid friendly.' The Board responded by stating that the community is kid friendly, but there is a major concern with the safety of children playing on the streets and in the alley ways.

**SURFCREST CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 26, 2007 2 OF 3**

MINUTES: A motion was made by Kelley Duarte, seconded by Bob Herrera, and carried to approve the August 22, 2007 minutes as corrected:

Page 3 - 'insure' to read as 'ensure', and 'parody' to be 'Parodi.'

FINANCIALS: Reserves will be redistributed at year end. Board asked for month by month expense report to use as budgeting tool.

A motion was made by Bob Herrera, seconded by Sheri Kasabian, and carried to approve the Financials of August 31, 2007 as submitted.

DELINQUENCIES: Discussed.

Account # 00115-0-015-1

A motion was made by Sheri Kasabian, seconded by Bob Herrera, and carried to approve to continue with current payment plan for account #00115-0-015-1. However, if there is a missed payment the Board authorizes to proceed to foreclosure.

Bob Herrera, Sheri Kasabian, John Parodi – yes Kelley Duarte – no.
Motion carries.

OLD BUSINESS: CTU Security Company

The Board of Directors has not received the soft copy – via email of the CTU breakdown of services and pricing as requested last month.

Classic Property Services

\$40.00 per month bid approved for Classic Property Services to clean/clear the dirt and debris for the parking stalls within the community. Notify Classic Property Services to start the first Friday of October.

Golden State Signs

Board of Directors approved ordering 14 No Parking signs (on street sweeping days). 6 signs for Surfcrest 1 parking areas, and 8 signs for Surfcrest 2 parking areas.

Patrol One Report

The patrol one report originally requested at the August meeting was not received until September 20, 2007.

Sundown Electric Proposal #5101209

Cancel bid if commitment had been made for replacement of lighting in excess of \$1,120.60 (Cullen Electric much lower - \$300.00).

**SURFCREST CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 26, 2007 3 OF 3**

**OLD BUSINESS
(CONTINUED):**

Cullen Electric

Board of Directors President – John Parodi authorized awarding lighting bid to Cullen Electric in the amount of \$300.00

Wrought Iron & Stucco Wall Paint bids– Discussed.

All Common Area Stucco – should be fully primed plus one coat
Wrought Iron – spot primed plus 2 coats. Trellis to be included
Premier Painting and Action Painting will be asked to re-bid project
Frazee Paints Representative - to contact Board for color options.

Timeline/Order as follows:

1. Gutters
2. Shower 1, 2, & 3 can be done concurrently
3. Paint
4. Deck 4 to be done when 1-3 are complete

Holiday Lighting

A motion was made by Sheri Kasabian, seconded by Kelley Duarte, and carried to approve Holly Day lightings bid for the community holiday lights from 11-21-07 through 1-2-08.

Inform Holly Day that it is not customary for the HOA to provide a 50% deposit – can we do less?

A motion was made by Sheri Kasabian, seconded by Kelley Duarte and carried to approve the All Star Electric holiday lighting bid with written 24 hour repair agreement to fix/repair/or replace lighting as needed.

Board of Directors unanimously chooses to reverse Holly Day lighting approval.

Reimbursement to Kelley Duarte-Secretary

Board approved reimbursement to Kelley Duarte-Secretary, for recognition gifts presented to former landscape committee members.

ADJOURNED: The meeting was adjourned at 9:00 pm

ATTESTED: _____ **DATE** _____