

SURFCREST ONE INC. HOMEOWNERS ASSOCIATION
Board of Directors Meeting Notice
May 27, 2020 at 6:00 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 §4900 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

The Surfcrest One Inc. Homeowners Association 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.

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III. CONSENT CALENDAR

A. Approval of the General Session Meeting Minutes of February 26, 2020	5
B. Approval of the February 29, 2020 Financial Report	7-40
C. First General CD (matures July 18, 2020)	Open
D. Certificate of Deposit (CD): Operating Fund	Open

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

A. Wrought Iron Railing & Trellis Painting: Correspondence	42-45
B. Termite Damage Wood Repairs: Cox Construction, Contract & Status	46-47
C. Deck Surfacing Proposal: Empire Works	48-57
D. Architectural App: 10391 Surf Drive-Patio Entry Gate	58-65
E. Homeowner Responsibility of Repairs: Splitting Door Jambs, Stucco Repair/Paint-failed windows	
F. Fumigation: Building 12	Scheduling
G. Annual Election: Discussion/Updates	Open

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.

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V. ADJOURN & ANNOUNCE NEXT MEETING

The Board of Directors meetings are scheduled for the 4th Wednesday monthly at 6:00 pm. Due to the pandemic the location of the meetings may vary.

VI. EXECUTIVE SESSION

Immediately Follows General Session

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.

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| A. Approval of the Executive Session Minutes of February 26, 2020 | 67 |
| B. Delinquency & Pre-Paid Report and Matters Therein | 68 |
| C. Non-Compliance | Open |
| D. Legal | Open |

VII. REFERENCE MATERIAL

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| A. Insurance and Map | 70-73 |
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Topic: Surfcrest One BOD Meeting

Time: May 26, 2020 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86080426863?pwd=TmxHNXoyd0VNY09QaDVOU2l6Q2hiQT09>

+1 669 900 9128 US (San Jose) Meeting ID: 860 8042 6863 Password: 260885

The Surfcrest One Inc. Homeowners Association is a California Non-Profit,
Mutual Benefit Corporation Established in 1994.