

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
June 23, 2021

CALL TO ORDER

Proof of Notice of the meeting was posted in accordance with state law and governing documents.

President Ed Robinson called the meeting of the Board of Directors of HarborPlace Tower Homeowners Association to order at 6:34 pm via zoom.

PRESENT

President Ed Robinson, Vice President Sallie Swift, Treasurer Bob Lambros, Secretary, Mike Morales, Debra McGary, Horizon Management, and Association Manager Christina Ravelo.

ABSENT

Lilia Bolgov, Member at Large

APPROVAL OF MINUTES

The Board reviewed the minutes of the May 26, 2021 Board of Directors meeting. Bob Lambros made a motion to approve the minutes as amended. Sallie Swift seconded; motion carried unanimously.

PRESIDENT'S REPORT - by Ed Robinson

Ed Robinson discussed the face mask guidance with members as the City and State laws were changed on June 15, 2021. After discussion, Sallie Swift made a motion to impose the rule as written amended to reflect that our contractor workers will follow same guideline as the manager unless employer states otherwise. Mike Morales seconded; motion carried unanimously.

CALENDAR FOR JULY 2021 – The Board reviewed the July calendar which was accepted as presented.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of May 30, 2021, the adjusted operating position has a net loss of \$34,383 year-to-date.

Effective Operating Funds: \$323,741

Reserve Fund Balance as of May 30, 2021: \$1,947,500

Cash in Reserves as of April 30, 2021: \$587,500

Total Delinquencies: \$47,302

Sallie Swift made a motion to have the treasurer re-invest up to \$400,000 at best rate and maturity. Mike Morales seconded; motion carried unanimously.

Sallie Swift made a motion to accept the treasurer's financial report as given. Mike Morales seconded; motion carried unanimously.

OLD BUSINESS

Elevator Modernization Update

The Manager reported that there have been some software/programming issues that are causing lighting issues with the directional arrows, car response times, elevator call buttons not staying lit and the call computer at the front desk is not working properly. Specialized has address all of these issues with the manufacturer EC System. At this point, Specialized will need some time to rectify the issues. The Commercial Elevator has been scheduled for the state inspection on July 9th. City Lift will be installing the interior cabs June 29th thru July 16th.

Promenade Deck—Expansion Joint Replacement Update

Danny with Martin Paint will continue the joint replacement for the middle section of the promenade once window cleaning is completed.

Promenade Restroom Remodel

No updates

Hallway Remodel

The Board discussed some of the concerns with having hallway carpet tiles in the corridors. It was decided to have an open meeting at 6pm on July 28 before the board meeting for owners to address their concerns and/or propose other options.

NEW BUSINESS

Camera Proposal for Commercial Elevator

The Board tabled the matter until they hear back from Platt to see if there is any cost saving benefit to install a new camera in the commercial elevator now vs. later.

Bun Rack for Event Committee

Bob Lambros made a motion for the Manager to purchase a bun rack for the Events Committee with a not to exceed budget of \$175. Sallie Swift seconded; motion carried unanimously.

Grand Prix

The Board discussed guard coverage and Saturday parking options for the residents. The Manager will reach out to Allied Universal about guard coverage.

P2 & P3 Elevator Lobby Remodel

The Board discussed the finishes for the P2 & P3 elevator lobbies. The Manager will secure proposals for the July meeting.

Architectural Applications

#1504—Sallie Swift made a motion to approve the architectural application for unit 1504 to install carpet in both bedrooms and requested a sample of the underlayment. Bob Lambros seconded; motion carried unanimously.

#2105—Sallie Swift made a motion to approve the architectural application for unit 2105 pending the contractor’s license, insurance to install carpet in both bedrooms and requested a sample of the underlayment. Bob Lambros seconded; motion carried unanimously.

SMA Reserve Study Proposal

Bob Lambros made a motion to approve the 2022 Reserve Study with SMA Reserves for \$425. Sallie Swift seconded; motion carried unanimously.

No Trespassing Program

The Board will participate in the “No Trespassing Program” with the City of Long Beach. The manager will reach out to LBPD for the correct placement of no trespassing signs.

Manager’s Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners commented on the contracted staff, carpet cleaning elevator concerns and carpet tiles in the hallways.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:30 pm.

I, Michael Morales, Secretary of the HarborPlace Tower Homeowners Association, certify that the above is a true and correct transcript from the minutes of an Open Session of the Board of Directors of HarborPlace Tower Homeowners Association held via zoom on June 23, 2021 and that the meeting was duly called and held in all respects in accordance with the laws of the State of California and bylaws of the corporation and that a quorum of the Board was present.



Michael Morales, Secretary

8/3/21

Date