

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
July 28, 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 6:30 pm via zoom.

PRESENT

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

APPROVAL OF MINUTES

The Board reviewed the minutes of the June 23, 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 made a motion that the face mask policy will be amended to follow along with the City and State orders. Sallie Swift seconded; motion carried unanimously. Ed also discussed that the monthly board meetings will continue on zoom through September.

CALENDAR FOR AUGUST 2021 – The Board reviewed the August calendar. The Events Committee meeting was added on for August 5th.

RESOLUTIONS TO RECORD LIENS

NA

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of June 30, 2021, the adjusted operating position has a net loss of \$45,089 year-to-date.

Effective Operating Funds: \$313,035

Reserve Fund Balance as of June 30, 2021: \$1,957,506

Cash in Reserves as of June 30, 2021: \$357,506

Total Delinquencies: \$47,823

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 Specialized has made good progress on addressing the software and programming issues that have caused concerns with communication to the elevators. It was reiterated that all elevators are safe and that adjustments have been made to ensure we have a smooth ride quality. The interior cabs are complete and the Commercial Elevator was released on July 12th.

Promenade Deck—Expansion Joint Replacement Update

The Manager reported that someone walked through the last section of the expansion joints and tracked wet caulk through the deck. The section will need to be redone. The Manager will discuss with Danny from Martin Paint on possible additional cost.

Promenade Restroom Remodel

No updates

Hallway Remodel

The Board tabled the matter to next month.

Commercial Elevator Remodel

The Manager confirmed with the Board that there is no cost savings to install a new camera now.

NEW BUSINESS

P2/P3 Elevator Lobbies

The Board tabled the matter until next month.

EV Charging Stations

The Manager discussed the possibility of installing EV Stations in visitor parking by participating in Southern California Edison's Charge 2 Ready Program. The Manager has an appointment with the City to see if it will be permitted. The Board would also like to get bids to run electricity in all parking stalls.

Structural Engineer Proposal

The Board explained that the manager and lead engineer had some concerns regarding concrete beams in the parking structure. A proposal from Critical Structures was received in the amount of \$3,500 to do a structural analysis. Sallie Swift made a motion to move forward with Critical Structures. Bob Lambros seconded; motion carried unanimously.

Architectural Applications

Ratify #1504 Application—Bob Lambros made a motion to ratify the approved application for unit 1504 to upgrade the cabinets, countertops and light fixtures. Sallie Swift seconded; motion carried unanimously.

#2201—Ed Robinson made a motion to approve the architectural application from unit 2201 to install carpet in the bedroom pending the receipt of the contractor’s insurance and underlayment specifications. Bob Lambros seconded; motion carried unanimously.

#1902--Ed Robinson made a motion to approve the architectural application from unit 1902 to remodel the master bathroom pending the receipt of the contractor’s insurance, license and underlayment specifications. It was noted that permits were received from the City of Long Beach. Sallie Swift seconded; motion carried unanimously.

Tax Engagement Letter—The Board intends to retain Robert Owens, CPA.

Manager’s Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

Homeowners commented on the condition of the front lawn and the trimming of the Eucalyptus trees.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:27 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 July 28, 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

8/27/21

Date