

**HarborPlace Tower Homeowners Association**  
**Board of Directors**  
**Open Session Minutes**  
**August 25, 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 6:35 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 July 28, 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 SEPTEMBER 2021** – The Board reviewed the September calendar. Upcoming committee events like “Yoga on the Promenade” and an Events Committee meeting was added to the September calendar.

**RESOLUTIONS TO RECORD LIENS**

NA

**TREASURER'S REPORT** – Report by Bob Lambros

Operating Budget: As of July 31, 2021, the adjusted operating position has a net loss of \$36,687 year-to-date.

Effective Operating Funds: \$321,437

Reserve Fund Balance as of July 31, 2021: \$1,911,759

Cash in Reserves as of July 31, 2021: \$311,759

Total Delinquencies: \$48,449

Bob Lambros made a motion to re-invest up to \$680,000 at best rate and maturity. Sallie Swift 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 HKA was on site and will meet with Specialized on September 2<sup>nd</sup> to discuss the remaining adjustments needed and software issues. It was also reported that a resident damaged the freight elevator during a move.

### **Promenade Restroom Remodel**

The Manager confirmed that Neighbor's Construction has ordered materials.

### **2022 Reserve Study**

Bob Lambros reported that some of the board members and management have provided minor changes to the reserve study. A meeting for the members will be set in mid-September.

### **EV Charging Stations**

The Manager reported that the City of Long Beach will approve ev stations in visitor parking. HPT will now need to apply for the Charge Ready Program with So Cal Edison and further approval will be needed. It was also reported that the Manager is exploring different options on how to get electricity installed in the owner parking spaces for ev stations in the future.

### **P2/P3 Elevator Lobbies**

The Board requested a third quote for the P2/P3 lobbies.

### **Hallway Remodel**

Finishes have been confirmed and the Manager will get bids for the September meeting.

## **NEW BUSINESS**

### **Fencing for Grand Prix**

Bob Lambros made a motion to not to exceed \$1594.72 for Grand Prix fencing with Pacific Portable Services if no additional bids come in lower. Mike Morales seconded; motion carried unanimously.

### **Window Cleaning**

Sallie Swift made a motion to approve Flash Cleaning Company to perform window cleaning for \$12,650. Mike Morales seconded; motion carried unanimously.

### **Pre-Use Inspection for Window Cleaning Equipment**

Ed Robinson made a motion to approve Façade Equipment Inspection Services subject to revisions to the FEIS contract for \$1,500. Sallie Swift seconded; motion carried unanimously.

### **Architectural Applications**

**#311**—Sallie Swift made a motion to approve the architectural application from unit 311 to remodel the kitchen, bathroom, replace angle stops and install new flooring. Mike Morales seconded; motion carried unanimously.

**#2206**—Unit 2206 submitted an architectural application to install a jacuzzi tub in place of the old bathtub. The Board requested additional information regarding sound/vibration transmittal before approval is given.

### **Insurance Renewal**

Bob Lambros made a motion to renew the Fidelity Insurance with an annual premium of \$2870. Mike Morales seconded; motion carried unanimously.

### **2022 Operating Budget—1<sup>st</sup> Draft**

It was noted that a meeting would be set for September 15<sup>th</sup> to discuss the 2022 budget and reserve fund.

**Manager's Report** —by General Manager Christina Ravelo.

### **HOMEOWNERS FORUM**

Homeowners commented on the issue of vinyl vs. carpet and hallway baseboards.

### **ADJOURN**

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:20 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 August 25, 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

10/9/21  
\_\_\_\_\_  
Date