

HarborPlace Tower Homeowners Association
Board of Directors
Open Session Minutes
February 1, 2022

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 6:31 pm via zoom.

PRESENT

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

ABSENT

Mike Morales, Secretary

APPROVAL OF MINUTES

The Board reviewed the minutes of the December 6, 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 reported that the Association will hold the Annual Meeting at the end of February via zoom and hopes that the March meeting will be in person. Ed also stated that the Board will discuss gathering feedback regarding the priority level of upcoming projects in the building, i.e., hallway & penthouse remodel, pool and spa repairs and the EV charging stations.

CALENDAR FOR FEBRUARY 2022 – The Board reviewed and approved the calendar for February 2022.

COMMITTEE UPDATES

Ed Robinson read the Events committee update provided by committee member Lynda Moran.

RESOLUTIONS TO RECORD LIENS

The Board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owner of the property identified as Assessor's Parcel Number #7278-006-104. The owner, as of the date of this Board meeting has not requested internal dispute resolution (IDR). The Board voted to authorize Horizon Management Company or other designee to record the lien for the amount of any delinquent assessments, late charges, interest and/or costs of collections (including the fees and costs of preparing the lien against the owner of the property, fees for coordinating enforcement of the lien between designee, and attorneys' fees), if IDR is not requested and payment in full is not

received by the Association by 5:00 p.m. January 26, 2022. Thirty (30) days after recordation of the lien, if the delinquency persists, the Board authorizes its designee to enforce the lien. Ed Robinson made a motion to record the lien, Bob Lambros seconded; motion carried unanimously.

TREASURER'S REPORT – Report by Bob Lambros

Operating Budget: As of December 31, 2021, the adjusted operating position has a net loss of \$277 year-to-date.

Effective Operating Funds: \$357,846

Reserve Fund Balance as of December 31, 2021: \$1,955,922

Cash in Reserves as of December 31, 2021: \$555,922

Total Delinquencies: \$35,163

Bob Lambros made a motion to re-invest up to \$900,000 at best rate and term; seconded by Sallie Swift. Motion carried unanimously.

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

OLD BUSINESS

Elevator Modernization Update

The Manager reported that a walkthrough with HKA and Specialized was on January 13th. Specialized will continue to make some adjustments and once completed elevators will be completed.

Promenade Restroom Remodel

The Manager reported that the restrooms are on schedule to be completed by Feb 15th.

EV Charging Stations

Ed Robinson reported that AXIS Energy has advised of a pending increase in materials and labor. The manager also reported that AMB Electrical and Lighting Solutions has also provided a proposal for EV stations.

P2/P3 Elevator Lobby Remodel Update

The remodel is on hold until mid-year due to the flooring material delays.

Hallway & Penthouse Remodel

The matter was tabled.

Waterproofing Consultant

Ed Robinson provided an overview on the Van Dijk & Associates report. The manager will have the staff perform water testing between the entrance of stairwell #1 and the planter on Ocean Blvd.

Pool & Spa Maintenance

The matter was tabled until the Board can have a walkthrough with staff to go over the work needed.

NEW BUSINESS

RideShine for Residents

The Board reviewed the email from RideShine's Service on providing waterless car wash service to resident during the overnight hours. The manager was asked to obtain additional information from RideShine and gather feedback from neighboring buildings using their services.

Inspector of Election

Horizon Management will act as an inspector of election to tally the tax resolution votes only on the ballots.

Architectural Applications

#1410—Sallie Swift made a motion to approve the architectural application to replace the bathroom faucet and sink subject to the revised insurance certificate adding HPT as the additional insured. Lilly Bolgov seconded; motion carried unanimously.

#1606—The Board discussed the application request from 1606 to replace front door lock set to a new modern version. The Board tabled the matter until more researched can be done.

#1804—Sallie Swift made a motion to approve the portion of the architectural application to paint the unit. The 2nd part of the application is still pending. Bob Lambros seconded; motion carried unanimously.

Pool Heater

Bob Lambros made a motion to ratify the proposal from LB Pools to replace the pool heater and install a check valve for \$4990. Sallie Swift seconded: motion carried unanimously.

Spa Heater

Bob Lambros made a motion to approve the proposal from LB Pools to replace the spa heater and install a check valve for the cost \$4640. Sallie Swift seconded: motion carried unanimously.

Window Cleaning

Sallie Swift made a motion to approve the proposal from Flash Cleaning to perform window cleaning in the amount of \$12,650. Bob Lambros seconded; motion carried unanimously.

Equipment Depot

Bob Lambros made a motion to ratify the repair invoice from Equipment Depot to replace the battery charger on the pallet jack for \$2125.72. Sallie Swift seconded: motion carried unanimously.

Manager's Report —by General Manager Christina Ravelo.

HOMEOWNERS FORUM

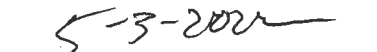
Homeowners inquired about information from AXIS Energy and commented on the unit door lock set option.

ADJOURN

President Robinson adjourned the Open Meeting of HarborPlace Tower Homeowners Association Board of Directors at 8:15 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 February 1, 2022 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


Date