

**The Club Homeowners Association  
Board of Directors Meeting  
Thursday, July 6, 2023  
General Session Minutes  
Page 1 of 4**

**Board Members Present** Bill Mcleod, President  
Stephen Lauria, Vice President  
Tim Harrison, Treasurer  
Josh Tolar, Member at large  
Michelle Huber, Secretary

**Board Members Absent** None

**Seabreeze Management Company** Kathy Cabrera, Community Manager

**1. Call to Order** The Board of Directors General Session Meeting was called to order at 7:03 pm.

**2. Executive Session Disclosure** Items discussed in the Executive Session held on July 6, 2023, were approval of executive minutes, delinquency matters, legal matters, and homeowner violations.

**3. Owner Forum** There were four (4) homeowners present.

**4. Consent Calendar** Management presented to the Board the Consent Calendar that included:

- Approval of June 8, 2023, General Session Minutes.
- Approval for the following accounts to Lien: None
- Approval for the following accounts to go to Attorney: None
- Approval for Foreclosure: None

After a full discussion, a motion was made by Michelle Huber, seconded by Tim Harrison, and unanimously carried approving the consent calendar as presented.

**5. Unfinished Business** None at this time.

**6. New Business**

**a. August Newsletter** Management presented to the Board the August Newsletter for approval. After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried approving the August Newsletter with additions as presented.

**7. Committee Reports**

**a. Architectural Committee** None at this time, no action is needed.

**The Club Homeowners Association  
Board of Directors Meeting  
Thursday, July 6, 2023  
General Session Minutes  
Page 2 of 4**

**b. Courtside Committee** After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the Courtside Committee Minutes of June 14, 2023.

**c. Landscape Committee** After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the Landscape Committee Minutes of June 7, 2023.

After a full discussion, a motion was made by Tim Harrison, seconded by Josh Tolar, and unanimously carried approving the Park West Proposal 106854 to replace the malfunctioning irrigation controller located at Davenport Circle in the Amount of \$5,635.50 as presented.

After a full discussion, a motion was made by Tim Harrison, seconded by Josh Tolar, and unanimously approving the park West proposal 106797 to replace the deteriorating drip lines in the planters adjacent to TCC rear Gate /tennis courts for \$2,157.92 as presented.

After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the Park West revised proposal 101563 to remove remaining large agaves within planter located behind 776/784 Davenport; install eight 5-gallon Tecomarias and trans plant nearby plant material, for \$995.00 as presented.

**d. Finance Committee** After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the Finance Committee Minutes of June 15, 2023.

After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the monthly financials as presented.

After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving Continue to require the use of the "Reserve or Operational Funds Expenditure Request Forms" to identify funding for Reserve and/or Operational HOA fund expenditures for all new HOA projects. Direct that all project components be included in bids presented to HOA Board, including all new irrigation components for new landscape projects.

After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving **Reserve Fund withdrawals** made in June 2023 as noted in the attached Reserve Payments – June 2023 listing.

After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving the following investment/reinvestments; Common account 1106, which Matures on July 15, 2023 is to be reinvested for one year in a CD or T-bill at the best available rate.

**The Club Homeowners Association  
Board of Directors Meeting  
Thursday, July 6, 2023  
General Session Minutes  
Page 3 of 4**

Vista Account 1175, which matures July 15, 2023, is to be reinvested for one year in a DC or T-Bill at the best available rate. Courtside is to invest \$50,000.00 from account 1130 to 1135 in a one-year CD or T-bill at the best available rate.

**e. Single Family  
Committee  
Minutes**

None at this time.

**f. Vista  
Committee  
Minutes**

After a full discussion, A motion was made by Josh Tolar, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee minutes dated June 14, 2023, as presented.

After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried to decline the Park West Proposal 99353 for Annhurst Parkway renovation as presented.

After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried to decline the Park West Proposal TCH 059 for tree removal at 782 Danville as presented.

After a full discussion, a motion was made by Tim Harrison, seconded by Josh Tolar, and unanimously carried to approve Park West revised proposal TCH 059 for tree removal at 737 Mansfield as presented.

After a full discussion, a motion was made by Bill Mcleod, seconded by Michelle Huber, and unanimously carried to approve Antis Proposal A38820 at 850 Lancaster in the amount of \$1,358.00 as presented.

After a full discussion, a motion was made by Bill Mcleod, seconded by Michelle Huber, and unanimously carried to approve Antis Proposal A38155 at 837 Lancaster in the amount of \$18,458.00, as presented.

**8. Emergency Items  
to Discuss**

ProTec Tot Lot Inspection Report indicated that two items at the tot lot were dangerous and needed immediate attention. After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod and unanimously carried approving to remove corrosion and add a protective coating to the area in question not to exceed \$400.00.

**9. Next Meeting**

The next Board of Directors meeting is scheduled on Thursday, August 3, 2023, at 6:00 Executive and 7:00 General Sessions, location to be determined.

**10. Adjournment**

There being no further business to come before the Board of Directors in General Session, the meeting adjourned at 8:02 pm.

**The Club Homeowners Association  
Board of Directors Meeting  
Thursday, July 6, 2023  
General Session Minutes  
Page 4 of 4**

William McLeod

**Certificate of Authenticity**

I, \_\_\_\_\_, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors held on the above date.

William McLeod  
Printed Name

President  
Title

DocuSigned by:  
*William McLeod*  
Signature

8/21/2023  
Date

DA9769848881492...