

The Club Homeowners Association

Board of Directors Meeting

Join Via Zoom

<https://us06web.zoom.us/j/89977821258?pwd=zsPkRqrhUKD3kNtABbZVVOKmkbvvpP.1>

MEETING ID: 916 564 6737 PASSCODE: 692358

Thursday, March 6, 2025

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Board Members Present

Bill Mcleod, President
Tim Harrison, Treasurer
Stacey Caponigro, Secretary
Josh Tolar, Member at large,

Board Members Absent

Stephen Lauria, Vice President

**Seabreeze Management
Company**

Stephanie Hale, Community Manager

1. Call to Order

As a quorum was present, the Board of Directors General Session Meeting was called to order at 7:03 PM. The notice and agenda were posted at the designated location within the community at least four (4) days prior to the meeting in accordance with California Civil Code.

**2. Executive Session
Disclosure**

The Board of Directors met in Executive Session before General Session to discuss approval of executive minutes, delinquency matters, member discipline, personnel matters, legal matters, and formation of contracts.

3. Owner Forum

In accordance with State Statute, the homeowners present were given an opportunity to address the Board of Directors. Landscape Pallet added to the community website.

4. Consent Calendar

A resolution was made, seconded, and carried to approve the following calendar items.

B. General Session Minutes

The Board reviewed the minutes from the February 6, 2025, The Club General Session meeting. A motion was made, seconded, and carried to approve the February 6, 2025, meeting minutes,

6. Committee Reports.

7. Finance Committee

No minutes or recommendations were provided.

**A. Courtside Committee
Minutes**

The Board reviewed the minutes from the February 12, 2025, Courtside Committee meeting. A motion was made, seconded, and carried to approve the February 12, 2024, meeting minutes, and the following actions: (3) Yes, (1) Absent (Harrison)

- Park West to remove 378M tree in common area, grind stump, after Bert's to remove and replace fence panel.

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- Water intrusion policy be added to HOA Rules and Regulations. (page 4).

B. Vista Committee
Minutes

The Board reviewed the minutes from the February 11, 2025, Vista Committee meeting. A motion was made, seconded, and carried to approve the February 11, 2024, meeting minutes and the following actions: (3) Yes, (1) Abstain (Tolar)

1. 722 Mansfield: Antis inspected the property and identified an issue with the roof drain. Seabreeze will send someone out.
2. 869 Endicott: Antis addressed a small leak.
3. 890 Endicott Dr., Approved bid \$14,586.00 #A55965
4. 756 Mansfield Dr., Approved bid \$1,550.00 #A558876
5. 736 Mansfield Dr., Approved bid \$2,443.00 #A56159

C. Landscape Committee

No minutes or recommendations were provided.

D. Single Family Committee

No minutes or recommendations were provided.

7. Emergency Items to Discuss

Placeholder for emergency items not on the agenda. No items were presented for discussion.

8. Next Meeting

The next Board of Directors meeting is scheduled for April 3, 2025, held via Zoom. The Executive Session starts at 6:00 p.m. with the General to follow.

9. Adjournment

With there being no further business to come before the Board of Directors in the General Session, and upon a motion duly made and seconded, the Board adjourned at 7:46 PM to reconvene Executive session the motion carried unanimously.

Certificate of Authenticity

I, William McLeod, 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	President	DocuSigned by: <i>William McLeod</i> DA9769848881492...	4/11/2025
Printed Name	Title	Signature	Date