

**Marlborough Seaside Villas
General Session Meeting Minutes
April 9, 2024**

1 Upon due notice, given and received, the Board of Directors of the Marlborough
2 Seaside Villas Condominium Association, Inc. held their regularly scheduled Board of
3 Directors Meeting on Tuesday, April 9, 2024, at the Community Clubhouse. The
4 Board President, Pattie Sexton, called the Meeting to order at 6:07 p.m. with a quorum
5 of Directors present.

6

7 **Directors Present**

Directors Present

8 Pattie Sexton, President

9 Josh Baker, Treasurer

10 Bob Bradburn, Secretary

11 Ralph Stubenrauch, Member at Large

12

13 **Directors Absent**

Directors Absent

14 Tarik Naheiri, Vice President

15

16 **Also Attending**

Also Attending

17 Craig Pico, CMCA®, Seabreeze Management

18

19 **Executive Session Meeting Matters**

Executive Session

20 In accordance with California Civil Code Section 4935(e), the Board of Directors
21 notes the following topics were discussed during an Executive Session held on April 9,
22 2024.

23

24 Review of the Executive Session Meeting Minutes from March 12, 2024:

25 1. Delinquency Report.

26 2. Member Disciplinary Matters.

27 3. Legal Matter.

28

29 **Homeowner Forum**

Homeowner Forum

30 There were 11 homeowners present for Homeowner Open Forum.

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32

33 **Committee(s)**

34 **Landscape Committee**

35 The Board review the December Landscape Report submitted by Mission Landscape,
36 with the following action taken:

37

38 A motion was made, seconded, and unanimously approved # 479 in the amount of
39 \$1,965.00 to install root barrier and replace at 33771 Captain’s Lane; #480 in the
40 amount of \$1,725.00 to install a root barrier and replant at 25737 Harbor Point; #481
41 in the amount of \$340.00 to install a 24” Podocarpus with stakes at 33581 Bayport;
42 #557 in the amount of \$1,130.00 to install connect drain line to sump pump and install
43 plant material 33642 Mainsail; #558 in the amount of \$700.00 to install new plant
44 material (Carrisa) at 33771 Captain’s Lane.

45

46 **Recreation Committee**

Recreation Committee

47 The Board reviewed the Recreation Committee Report. No action required.

48

49 **Architectural Committee**

Architectural

50 The Board reviewed the Archtectural Committee Report. No action required.

51

52 **Secretary’s Report**

53 **Minutes**

Minutes

54 The Board of Directors reviewed the Minutes from March 12, 2024, General Session
55 Board of Directors Meetings. Following review and discussion, a motion was made,
56 seconded, and approved the March 12, 2024, minutes, as presented.

57

58 **Treasurers Report**

59 **Financials**

60 A motion was made seconded and unanimously approved the review of the March 31,
61 2024 Financials Statements subject to annual audit.

62

63 **CD Investments**

64 Josh Baker, Treasurer spoke briefly regarding a new short term investment program
65 through Morgan Stanley for the CD maturing April 29, 2024 for placement prior to the
66 painting and wood project begins.

67

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70 **Civil Code 5502**

71 A motion was made seconded and unanimously approved the monthly expenditures in
72 compliance with Civil Code 5502.

73

74 **General Business**

75 **Wood-Paint Project**

76 The Board reviewed the revised proposal provided by Precision Painting. Board
77 directed Management to submit the proposal to legal counsel for review.

78

79 **Pool Heater (Clubhouse)**

80 A motion was made seconded and unanimously approved the replacement of the
81 clubhouse pool heater in the amount of \$5,456.02.

82

83 **25702 Seaside Dr. Driveway Repairs**

84 A motion was made seconded and unanimously approved the driveway repairs at
85 25702 Seaside Dr. in the amount of \$1,800.00 by Advanced Builders.

86

87 **33612 Tidewater Dr. Driveway Repairs**

88 A motion was made seconded and unanimously approved the driveway repairs at
89 33612 Tidewater Dr. in the amount of \$4,600.00 by Advanced Builders.

90

91 **Cluster Mailbox Replacement**

92 A motion was made seconded and unanimously approved the replacement of
93 the damaged cluster mailbox located at Surfside Dr. and Lighthouse Dr. in the
94 amount of \$2,300.00 by Hillcrest Construction Company.

95

96 **Management Report**

97 Review only.

98

99 **Next Meeting**

100 The Next Board of Directors General Session meeting May 14, 2024 at 6:00 p.m.

101

102 **Adjournment**

103 There being no further business to come before the Board, it was the general consent
104 of the Board of Directors to adjourn the meeting at 8:00 p.m.

105

106

Next Meeting

Adjournment

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SECRETARY'S CERTIFICATE

I, Robert Bradburn, hereby certify that the foregoing is a true and correct copy of the approved General Session Minutes of the Board of Directors held on the above date.

Robert Falls

5/14/24

Secretary

Date