

**Rio Del Oro Condominium Association
Board of Directors Meeting
Monday, September 14, 2020 at 6:00pm
Via video/teleconference
General Session Minutes**

Board Members Present

David Buckley	Board President
George Holbrook	Member at Large
Scott Congdon	Treasurer
Jim O'Malley	Vice President

Board Members Absent

N/A

Seabreeze Management Company, Inc.

Brenda Tavares, Community Manager
Giorgio Ascitutto, RayCo. Exteriors
Bill Turner, Director of Financial Management, Seabreeze Management
Kristine Avram, Avram Insurance
Patrick Leverenz, Empire Works

Homeowners Present

16 Interested Homeowners

Call to Order

Call to Order: The Board of Directors General Session Meeting was called to order by Management at 6:01 p.m.

Owner Forum

There were owners on the video/teleconference discussing pool re-opening, community bulletin board and city lights out in front entrance. This is time set aside for homeowners to comment or inquire items related to the Community. No Board action required.

**August 10, 2020
Minutes**

Upon a motion duly made by David Buckley, seconded by Scott Congdon, and carried, the Board of Directors approved the minutes from the August 10, 2020 General Session Meeting as submitted by Seabreeze Management.

Google Fiber

Upon a motion duly made by David Buckley, seconded by Scott Congdon, and carried, the Board of Directors tabled the Right of Entry Agreement until a walkthrough is conducted with the Board.

All County Fire Bids

Upon a motion duly made by Scott Congdon, seconded by David Buckley, and carried, the Board of Directors approved the revised proposal for repairs from the previous fire inspection from All County Fire for \$2,011.00.

Upon a motion duly made by Scott Congdon, seconded by David Buckley, and carried, the Board of Directors approved the proposal from All County Fire to monitor the fire alarms and reprogramming 2 existing fire alarm control panels for a period of 6months on a month to month contract for \$1,180.00.

**Architectural Application
Unit #1308**

Upon a motion duly made by David Buckley, seconded by Jim O'Malley, and carried, the Board of Directors approved the architectural application for unit 1308 to install laminate floor installation at Rio Del Oro for the Board to review.

Draft Proposed Rules and Regulations

Upon a motion duly made by David Buckley, seconded by Jim O'Malley, and carried, the Board of Directors to approve the proposed changes to the Rules and Regulations for Rio Del Oro once management updates the key charge from \$85.00 to 65.00 and update other corrections.

July 31,2020 Financials

Upon a motion duly made by Scott Congdon, seconded by George Halbrook, and carried, the Board of Directors approved the July 31, 2020 financials as submitted.

Omni-Graphics

Upon a motion duly made by Scott Congdon, seconded by David Buckley, and carried, the Board of Directors approved Omni-Graphics for \$1,043.36 for two new elevator signs and 256 new guest passes in purple.

Board Seats

Upon a motion duly made by David Buckley, seconded by Scott Congdon, and carried, the Board of Directors appoint Ronald Beard to take the open position until December's 2020 annual election. Please note per the governing documents the Board has the authority to appoint to fill a vacant position.

Termite Maintenance Plan

Upon a motion duly made by David Buckley, seconded by Scott Congdon, and carried, the Board of Directors tabled the proposal from Payne Pest Management to do an annual termite maintenance plan for \$100.00 per unit.

Reserve Study

Upon a motion duly made by David Buckley, seconded by Scott Congdon, and carried, the Board of Directors approved the proposal from Barrera and Co. for a Level 2 onsite for \$1,650.00 and to sign up for the three year loyalty program to save 10%.

Re-Surfacing Pool Deck bids

Upon a motion duly made by Scott Congdon, seconded by Jim O'Malley, and carried, the Board of Directors tabled the proposals from Empire Works, PS2000 and Rayco, until 2 more bids are received.

Earthquake Insurance

Upon a motion duly made by David Buckley, seconded by Scott Congdon, and carried, the Board of Directors tabled the proposal for earthquake insurance from Avaram Insurance.

Adjournment

There being no further business before the Board of Directors General Session, the meeting was adjourned at 7:54 P.M.

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.

Printed Name

Title

Signature

Date