

**MINUTES OF THE REGULAR MEETING
OF THE TOWNHOUSE COMMITTEE
Sand Dollar Beach Homeowners Association
March 10, 2025**

Call to Order:

The Sand Dollar Beach Townhouse Committee meeting was held via Zoom video conference and called to order at 2:01 p.m. by Cynthia Haines.

Those present were Committee members Cynthia Haines, Whitney Denson, and Dean Tognotti. Also present was Savannah Nevin, Community Manager representing King Management. Victor Carvalho called into the meeting at 2:15pm.

Review Financials January 2025 Townhouse: TABLED

Approval of Minutes-January 13, & February 10, 2025:

A motion was made (Whitney) and seconded (Dean) to approve the meeting minutes of January 13, & February 10 2025 Motion carried 3/0.

Architectural Requests:

None.

Old & New Business:

Facility Maintenance:

- **Roof Repairs Update:** Victor Carvalho called in the meeting to provide an update. Building 3 is almost complete. Building 1 and 2 have been completed. Victor will be getting an estimate to replace the flashing on all three buildings to match and replace the stucco walls on the top portion of the carport roofs. The tiles would need to be removed to do this. King to coordinate the paint touch ups with Impression painting and also paint the Fascia Board.
- **Stair Railing Update:** Cynthia reported on the railings. Every railing at building three is failing and needs to be repainted. King to find out who did the work originally on the railings for the paint.
- **Guardrail Permit Update:** Swift Consulting is ready to submit the plans to the County. Once submitted to the county it will be about 4- 6 weeks to complete.
- **Fireplace at 753 TSL:** The fireplace at 753 The Shoreline is still not usable. They have their unit for sale and the ad discloses it is not usable. Have the owner cap the gas. *The roofer damaged the vent during the roofing project, not the whole fireplace as a whole. Gas line inspection on every unit- send victor out to have an inspection done of the gas

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line. Send a letter to cap off in 30 days or we will charge back gas capped off for safety concern and recommend the owner call Victor.

- **Pest Control:** The Pest Control Report was included on the invoice for February. There have been no reports of any issues with intrusion. Building 1. King to report issues to Pied Piper for a solution.
- **Fire Safety- Grills on patios:** Fire safety of the decks with gas barbeques. California law does not allow for the grills on patios they have to be 10ft or more away from the building. You can have the smaller tanks on the patio. Cynthia is investigating with Cathy Smith what the code regarding the direct gas line into the barbeques.

Action Item List:

The committee and management reviewed the current action item list.

Open Forum:

Poles from the Pier where the Wharf collapsed washed up on the public state Beach King to reach out to state parks.

Electric Car Charing stations in the carports

Adjournment:

There being no further business before the Committee, and no objections raised, it was moved (Whitney) and seconded (Dean), to adjourn the meeting at 3:07 PM. Motion carried; 3/0.

Savhanna Nevin
Secretary Pro Tempore

Approved April 14, 2025