

SAND DOLLAR BEACH

Agenda Townhouse Committee Meeting

08/04/16

Location: De Camara Management, Inc. 9011-A Soquel Drive, Aptos, CA 95003

I. CALL TO ORDER

8:30 A.M.

II. MINUTES 06/08/16

- Fix time “(? Time)” in first paragraph

III. BUILDING 3 STAIR PROJECT – UPDATE

- Two big issues remain and then the finishing work (i.e., railings, gutters, water, permits, etc.)
- Slope of the dirt needs to be addressed
 - o Geologist required to perform topographic survey of the area plotting the mean high tides vs. the property lines
 - Edmundson & Associates hired
 - \$5,700
 - Mike Saso – when completed/status update?
 - o Soil Engineer required to design solutions for complying with codes
 - Adrian Garner, CMAG Engineering hired
 - \$9,640
 - 5 – 7 weeks to complete (starting mid July)
 - Mike Saso – status update?
 - o Questions raised by Cynthia & Brent to be addressed by Mike
 - o After completion, then designs need to be approved by county, permit needs to be amended, and then work needs to be completed (\$\$\$ expenses unknown)
- Lower stairs in sea wall
 - o Diedre Hamilton searched for prior permits and whether any maintenance agreement exists that allows repairs of stairs
 - o Diedre did not find any permits allowing such repairs
 - o Diedre could not find coastal commission permit
 - o Concerned that a new coastal permit may be required, but not be granted (reference DH 7/20 email)
 - o Diedre has been asked to provide all historical permits to county for review

IV. FINANCIAL UPDATE

- Stair Construction Project
 - o Total Budget = \$515K
 - o Total Project = \$508K (w/o \$15K+ other expenses above)
 - o Sunstone: \$297K total vs. \$29K remaining unpaid
 - o Timberworks: \$153K total vs. \$40K remaining unpaid

- o Net Reserves = \$65K & Operating Account = \$44K (mid July 2016)
- o Monthly Income = \$17K/month (\$17K x 7 months = \$112K)
- o Total Reserves = \$177K at end of year (if no more expenses)

- o Issue: Don't know cost to finish Building 3 stair project

- o Reserve Study due – how much expenses? (Ask Jerry about status)

- o Jerry advises (7/19 email) : “The best approach would be to continue with the projects and revisit the issue monthly ...”

V. DECK SETTLEMENT ISSUE- UPDATE

✓ LOT #59 DECK SETTLEMENT

- Ifland Engineering / Jodie Collins
 - o Phone conference call on 6/15/16
 - o Attendees: Jodi, Mike Saso, Cynthia, Zonia, me
 - o Jodi recommends implementing the plans proposed by Graebe (Sam Wisam Nader)
- Cynthia Email (6/15/16)

I just spoke to my friend Steve, the engineer who I told you about. He and his 'wood structure' expert looked at everything and have the following to say:

Your structure was built with materials (like pressured treated wood/creosote) that can no longer be used. So the life expectancy of repairs will be shorter than original constructions. Vigilant inspections are imperative to maintaining the structures.

The current design from [Graebe] is 'acceptable'. No other type of 'repair' only solution is practical.
- TWC (Cynthia, Whitney & myself) discussed on 6/15/16
 - o Proceed with Graebe's proposed plans when the budget allows
 - o Coordinate with Diedre Hamilton to review with the County
 - o Make sure county knows that we are only requesting work to address the issues with Lot #59, and we are not proposing work for any other units or any “deck expansion”
- I left a voicemail message for Zonia on 6/15/16 confirming this project status

VI. INSURANCE – INDIVIDUAL PROPERTY INSURANCE REPORT

- At last meeting (6/8/16), 13 properties provided proof of property insurance
- Rose to provide updated status

VII. ADJOURNMENT