

SAND DOLLAR BEACH

Townhouse Committee Meeting Minutes

06/22/17

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

Townhouse Chair John Pinheiro called the meeting to order at 9:09AM. Committee members Cynthia Haines and Zonia Waldon were present. Homeowners Jerry Moore, and Susan Pinheiro were present. Homeowner Whitney Denson was present via telephone conference. Al De Camara and Rose Gallardo were present from De Camara Management, Inc.

APPROVE MINUTES 04/20/17 & 06/07/17: It was m/s Cynthia/Zonia to approve the minutes of 04/20/17. It was m/s Zonia/John to approve the minutes of 06/07/17 with amending the title to be "Minutes from Meeting with Townhouse Legal Counsel". Motion carried 3/0.

TERRA X CONTRACT- FOLLOW UP: Zonia provided brief updated with the Terra X Pest Control discussion. Zonia noted she will arrange a time when Jerry Moore or someone from the TH Committee can meet Joe with Terra X to review their standard pest control services provided for the townhouses. The Townhouse Committee will further discuss whether to continue or modify the contract at the next Committee meeting.

BUILDING 3 STAIR PROJECT- UPDATE: John provided a brief update on the building 3 stair project. It was m/s Cynthia/Zonia to extend Ken with Swift Consulting beyond phase 1 investigation to proceed with permits and coordination with the Santa Cruz County Planning Department and the Coastal Commission as required. John reported that the Townhouse Committee meets via phone conference every Tuesday at 9:00AM, any homeowner is welcome to attend those meetings via telephone conference.

DECK SETTLEMENT ISSUE-UPDATE RE LOT 59: John provided brief recap on the deck settlement issues regarding lot 59 (783 The Shoreline). John reported that a proposal has been obtained by Mesiti Miller for an initial review of the damage and proposal to address it. Management was directed to follow up with Mesiti Miller, finalize and enter into a contract, and then proceed with scheduling.

ARC GUIDELINES: EXTERIOR DÉCOR/CHANGES: Cynthia reported that there are various townhomes that are storing items in the carports and in front of the homes. General discussion took place regarding exterior changes, additions or storage in front of the units. This item has been tabled for further discussion until the new CC&Rs have been adopted by the owners.

It was m/s Cynthia/Zonia to adjourn the meeting at 9:25AM.