

SAND DOLLAR BEACH

Townhouse Committee Meeting Minutes

10/04/16

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

Townhouse Chair John Pinheiro called the meeting to order at 8:33 AM. Committee members Cynthia Haines and Whitney Denson were present. Homeowners Zonia Waldon, Jerry Moore, Susan Pinheiro, and Kate Breuleux were present. Al De Camara and Rose Gallardo were present from De Camara Management, Inc.

APPROVE MINUTES 09/16//16: It was m/s Cynthia/John to approve the minutes of 09/16/16. Motion carried 3/0.

2017 BUDGET: The Management provided a draft budget indicating an increase in dues by 20%. However, John explained that it is very difficult at this time to budget accurately without knowing the results from the Avelar reserve study, and without knowing the fees to complete the stair project and Lot 59 repairs. After much discussion, Management was directed to follow up with Avelar to obtain the results from the reserve study. The Townhouse Committee will review the most current information available before deciding on the fees for next year, and will hold a telephone conference at a later date before finalizing the budget.

BUILDING 3 STAIR PROJECT: John provided brief update on the building 3 stair project regarding the slope and sea wall. John noted he submitted a request for exemption that was denied by the Coastal Commission because the Santa Cruz office does not allow such exemptions. John recommended that the committee proceed with submitting a full permit regarding the sea wall. General discussion took place regarding the next steps that should be made in regards to the sea wall. It was unanimous townhouse committee decision to have Deirdre Hamilton proceed with submitting a permit with the Coastal Commission as soon as possible.

RESERVE STUDY UPDATE: Management was directed to follow up with Avelar to obtain the results from the reserve study.

DECK SETTLEMENT ISSUE-UPDATE RE LOT 59: John provided brief recap on the deck settlement issues regarding lot 59 (783 The Shoreline) and noted that the committee and management are still waiting for Graebe's response to our proposed contract revisions. Management was directed to follow up with Graebe this week.

The meeting adjourned at 9:31AM.