

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
January 27, 2025**

1 Upon due notice, given and received, the Board of Directors of the San Clemente
2 Shorecliffs Beach Club Association held their regularly scheduled Board of
3 Directors Meeting on January 27, 2025 at the club, 2771 N. El Camino Real, San
4 Clemente, CA 92672 and Zoom.us. President Kumi Elston called the Meeting to
5 order at 6:07 p.m. with a quorum of Directors present.

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7 **Directors Present**

Directors Present

8 Kumi Elston, President
9 Chris Wade, Vice President
10 Hal Kolp, Treasurer
11 Alison Anawalt, Secretary
12 Tobias Halbmaier, Director
13 Cale Foreman, Director
14 Frank Wilbur, Director

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16 **Directors Absent**

Directors Absent

17 Diane Wenzel, Director
18 Matt Rose, Director

19
20 **Also Attending**

Also Attending

21 20 homeowners
22 Club Manager Tracey Edwards
23 Courtney Ekeberg, CMCA, Seabreeze Management Company

24
25 **Homeowner's Forum**

Homeowner's Forum

26 20 homeowners were in attendance and made comments to the Board of Directors.
27

28 **Seabreeze Management Company-Annual Disclosure**

29 The Board of Directors reviewed the document disclosing Seabreeze Management
30 Company and community manager Courtney Ekeberg are in compliance and have
31 met the requirements of Business and Professions Code Section 11500-11506 and
32 Civil Code 5375: the principle office is located at 1211 Puerta Del Sol, Suite 120, San
33 Clemente, CA 92673; reports that the fidelity insurance of the management firm does
34 not cover the operating and reserve funds and the association's fidelity insurance

policy provides coverage for the funds; community manager Courtney Ekeberg does not hold a Real Estate license and received her certification in 2013 through Certified Manager of Community Associations (CMCA®). No action required.

Organization of the Board of Directors

A motion was made by Frank Wilbur and seconded by Cale Foreman to have the Directors keep their current positions: Kumi Elston, President; Chris Wade, Vice President; Hal Kolp, Treasurer; Alison Anawalt, Secretary; Tobias Halbmaier, Director; Cale Foreman, Director; Frank Wilbur, Director; Diane Wenzel, Director and Matt Rose, Director. The motion carried unanimously.

Next Meeting

February 24, 2025 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569 3057 and Passcode: 110809.

Adjournment

There being no further business to come before the Board of Directors, a motion was made by Kumi Elston and seconded by Chris Wade to adjourn the meeting at 6:08 p.m. The motion carried unanimously.

SECRETARY'S CERTIFICATE

I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the approved General Session Minutes of the Board of Directors held on January 27, 2025.

Secretary

Date

Next Meeting

Adjournment