

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
March 11, 2024**

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 March 11, 2024 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 6:00 p.m. with a quorum of Directors present.

6

7 **Directors Present**

Directors Present

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

15

16 **Directors Absent**

Directors Absent

- 17 Diane Wenzel, Director
- 18 Tobias Halbmaier, Director

19

20 **Also Attending**

Also Attending

- 21 Four (4) homeowners
- 22 Club Manager Tracey Edwards
- 23 Courtney Ekeberg, CMCA, Seabreeze Management Company

24

25 **Executive Session Meeting Matters**

Executive Session

26 In accordance with California Civil Code Section 4935(e), the Board of Directors
27 notes the following topics were discussed during an Executive Session held after this
28 General Session Meeting on March 11, 2024:

- 29 1. Approved the February 12, 2024 Executive Session Meeting Minutes.
- 30 2. Delinquency Review.

31

32 **Homeowner's Forum**

Homeowner's Forum

33 Four (4) homeowners were in attendance and made comments to the Board of
34 Directors.

35

36 **Secretary’s Report**

Secretary’s Report

37 The Board of Directors reviewed the Minutes from the February 12, 2024 General
38 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
39 and seconded by Cale Foreman to approve the Minutes as presented. The motion
40 carried unanimously.

41

42 **Treasurer’s Report**

Treasurer’s Report

43 The Board of Directors reviewed January 2024 Financial Statements and Treasurer
44 Hal Kolp’s report. Following review and discussion, a motion was made by Alison
45 Anawalt and seconded by Matt Rose to accept the Financial Statements subject to
46 the Annual Audit. The motion carried unanimously.

47

48 Budget Modification

49 Following review and discussion, a motion was made by Chris Wade and seconded
50 by Frank Wilbur to move \$4,500.00 out of Repairs and Maintenance and add it to
51 Staff Labor and accept the budget modifications to the line items by months. The
52 motion carried unanimously.

53

54 **Manager’s Reports**

Managers Reports

55 Club Manager Tracey Edwards provided the Board of Directors with her report. No
56 action required.

57

58 **General Business**

General Business

59 **Rental Requests**

60 Pickleball Tournament

61 The Board of Directors reviewed the request submitted by 245 Via San Andreas,
62 Battaglia, to rent the club for a pickleball tournament, utilizing both courts. Following
63 review and discussion, a motion was made by Frank Wilbur and seconded by Alison
64 Anawalt to approve this request with the condition they pay an additional \$200.00 for
65 the usage of both courts. The motion carried 6-1.

66

67 Concordia Elementary 5th Grade Class

68 The Board of Directors reviewed the request submitted by 201 Via Socorro, Fluchere,
69 to rent the club for a 5th Grade Class Graduation from Concordia Elementary.
70 Following review and discussion, a motion was made by Hal Kolp and seconded by
71 Kumi Elson to deny the request. The motion carried 5-2.

72

73 **Maintenance Committee**

74 Maintenance Items Report

75 The Board of Directors reviewed the list of repair/maintenance/replacement items
76 the committee has completed, and items still pending. Following discussion, it was
77 the general consent of the Board of Directors to have the committee provide a
78 fencing plan.

79

80 Court proposals

81 The Board of Directors reviewed the proposals to resurface the courts submitted by
82 Ferandell Tennis Courts, Inc. (\$18,349.00 and \$28,825.00), TD Sports Commercial
83 (\$20,400.00) and Sports Surfaces (\$16,528.00). Following review and discussion, it
84 was the general consent of the Board of Directors to table this item and have the
85 committee obtain repair proposals.

86

87 Kevin Willer Masonry proposal

88 The Board of Directors reviewed the proposal to cut/remove the existing damaged
89 sandbags and replace with two (2) rows in the amount of \$12,500.00 or \$18,750.00
90 for three (3) rows (bottom row DC-4 and top row DC-2) with both options not
91 including the cost for the conveyor belt. Following review and discussion, a motion
92 was made by Cale Foreman and seconded by Frank Wilbur to approve the proposal
93 in the amount of \$18,750.00 for three (3) rows. The motion carried unanimously.

94

95 The Holiday Decorating Company proposal

96 The Board of Directors reviewed the proposal the amount of \$3,225.00 to add
97 exterior year-round lighting. Following review and discussion, it was the general
98 consent of the Board of Directors to table this item and have the committee obtain
99 additional proposals.

100

101 **OC Lifeguards proposal**

102 The Board of Directors reviewed the proposal for lifeguard services in the amount of
103 \$20,405.00 (patrol only during Spring Break). Following review and discussion, a
104 motion was made by Chris Wade and seconded by Alison Anawalt to approve the
105 proposal. The motion carried with 5-2.

106

107 **Board Meeting Frequency**

108 The Board of Directors reviewed the Annual Calendar and discussed the scheduled
109 meeting dates. No action required.

110

111 **Next Meeting**

112 April 15, 2024 at 10:00 a.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El
113 Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
114 3057 and Passcode: 110809.

115

116 **Adjournment**

117 There being no further business to come before the Board of Directors, a motion was
118 made by Chris Wade and seconded by Matt Rose to adjourn the meeting at 7:39 p.m.
119 The motion carried unanimously.

120

121

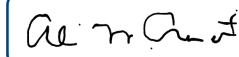
SECRETARY'S CERTIFICATE

122

123 I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the
124 approved General Session Minutes of the Board of Directors held on March 11, 2024.

125

DocuSigned by:



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4/18/2024

126

127

Secretary

Date

128

Next Meeting

Adjournment