San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
September 15, 2025

Upon due notice, given and received, the Board of Directors of the San Clemente Shorecliffs Beach Club Association held their regularly scheduled Board of Directors Meeting on September 15, 2025 at the club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom. President Kumi Elston called the Meeting to order at 6:01 p.m. with a quorum of Directors present.

Directors Present

<u>Directors Present</u>

Kumi Elston, President
Chris Wade, Vice President
Alison Anawalt, Secretary
Diane Wenzel, Director
Tobias Halbmaier, Director *(arrived at 6:27 p.m.)*
Frank Wilbur, Director
Cale Foreman, Director

Directors Absent

<u>Directors Absent</u>

Hal Kolp, Treasurer
Matt Rose, Director

Also Attending

<u>Also Attending</u>

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

Executive Session

<u>Executive Session Meeting Matters</u>

In accordance with California Civil Code Section 4935(e), the Board of Directors notes the following topics were discussed during an Executive Session held after this General Session Meeting on September 15, 2025:

1. Approved the July 21, 2025 Executive Session Meeting Minutes.
2. Delinquency Review.
3. Legal.
4. Association Management Contract review.

Homeowner's Forum

<u>Homeowner's Forum</u>

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

Secretary's Report

Secretary's Report

The Board of Directors reviewed the July 21, 2025 General Session Meeting Minutes. Following review and discussion, a motion was made by Cale Foreman and seconded by Chris Wade to approve the Minutes as presented. The motion carried unanimously.

Treasurer's Report

Treasurer's Report

The Board of Directors reviewed August 2025 Financial Statements and Treasurer Hal Kolp's report. Following review and discussion, a motion was made by Diane Wenzel and seconded by Cale Foreman to acknowledge receipt and review of the financial statements and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end. The motion carried unanimously.

Club Manager's Report

Managers Reports

The Board of Directors reviewed Club Manager Tracey Edwards report. No action required.

Venmo Business Account

The Board of Directors reviewed proposal to have a Venmo Business Account for a 1.9% transaction fee plus 10 cents. Following review and discussion, a motion was made by Cale Foreman and seconded by Frank Wilbur to sign up for a Venmo Business Account. The motion carried unanimously.

S&S Landscape Company proposal

The Board of Directors reviewed proposal to plant 19x1g Rosemary shrubs; 9x5g Salvia Africans; one (2) yard of mulch; coupling and elbow connectors, 250 feet drip irrigation system; debris removal and cleanup in the amount of $2,375.00. Following review and discussion, it was the general consent of the Board of Directors to table to this item to the November meeting.

Key Fob Systems Replacement proposals

The Board of Directors reviewed proposals submitted by The Flying Locksmith in the amount of $9,593.25 and $12,387.46 from Coastal Locksmith, Inc. to replace broken fey fob system (six (6) access points). Following discussion, <u>a motion was made by Chris Wade and seconded by Cale Foreman to approve the proposal with The Flying Locksmith as presented. The motion carried unanimously.</u>

Website

The Board of Directors discussed adding a password to the website. Following review and discussion, it was the general consent of the Board of Directors to add password protection for the Events page only.

<u>General Business</u>

General Business

Fall Pickleball Tournament Update

Director Diane Wenzel provided an update on the October 12, 2025 Pickleball Tournament ($60.00 per person, registration is open with a maximum of 60 players). No action required.

Weather Tracking Station

Director Diane Wenzel provided an update on the progress of organizing the October 4, 2025 Pickleball Tournament. Following discussion, it was the general consent of the Board of Directors to change the date to either October 10, 2025 or October 11, 2025, follow a double elimination format with 10-minute games, featuring member and guest teams, which will be limited to a maximum of 52 players, between the hours of 9:00 a.m. and 4:30 p.m

Orange County Lifeguards proposal

The Boad of Directors reviewed the proposal to have a custom plan (example weekends only or holidays) at $100.00 a hour with a 30 day notice or the 2026 lifeguard proposal in the amount of $32,910.00 for May 23–25 (Memorial Day Weekend): 12:00 p.m. – 4:00 p.m., June 4 – August 17 (Main Season): 11:00 a.m. – 6:00 p.m., July 4 (Additional Lifeguard): 12:00 p.m. – 7:00 p.m., August 22–23 and 29–30 (Post-Season Weekends): 11:00 a.m. – 6:00 p.m., September 5–7 (Labor Day Weekend): 11:00 a.m. – 6:00 p.m. Following review and discussion, it was the general consent of the Board of Directors to table this item to the October meeting.

Orange County Fence Company proposal

The Board of Directors reviewed the proposal to repair the chain link fence and posts for Phase 2 (top of wall and south property line) in the amount of $10,886.00 and Phase 3 (courts) in the amount of $19,632.00. Following review and discussion, it was the general consent of the Board of Directors to table this item to the November meeting.

Parking Lot Slurry Coat/Repair proposals

The Board of Directors reviewed for slurry, crack seal and repair proposals submitted by American Asphalt in the amount of $7,940.00 for 38,500 sq. ft. of slurry including 100 lineal ft. of crack seal and $9,750.00 for repairs; $7,739.00 from JB Bostick for 37,500 sq. ft. of slurry, $3,000.00 for 4,000 lineal ft. of crack seal, with an option for a second coat at $2,865.00; $10,177.00 from United Paving for 37,940 sq. ft. of slurry including 1,000 lineal ft. of crack seal; $8,045.00 from TLG Paving for 38,500 sq. ft. of slurry including 1,500 lineal ft. of crack seal with an option for a second coat at $1,94500; $6,195 from Quickel Paving for 37,400 sq. ft. of slurry and $4,995.00 for repairs. Following review and discission, it was the general consent of the Board of Directors to obtain additional proposal for the areas identified in American Asphalt proposal that are in need of repairs

Resolution to Lien: 570002348278 and 570002349167

The Board of Directors discussed recording a lien on account 570002348278 and 570002349167. Following discussion, a motion was made by Kumi Elston and seconded by Frank Wilbur to approve the recording of the liens. The motion carried unanimously.

Next Meeting

Next Meeting

October 20, 2025 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom with Meeting ID: 892 9569 3057 and Passcode: 110809.

Adjournment

Adjournment

There being no further business to come before the Board of Directors, a motion was made by Diane Wenzel and seconded by Cale Foreman to adjourn the meeting at 7:10 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 September 15, 2025.

Signed by:
Alison Anawat
2A5EA39957CA479...

10/21/2025

Secretary | Date