

**SAN CLEMENTE SHORECLIFFS BEACH CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES – REGULAR SESSION**

Monday, April 27, 2026

NOTICE OF MEETING

The Board of Directors Meeting of the San Clemente Shorecliffs Beach Club Homeowners Association was held on Monday, April 27, 2026, at 6:00 pm at the Beach Club, 2771 N. El Camino Real, San Clemente.

CALL TO ORDER

The Meeting was called to order at 6:01pm.

Directors Present: President – Kumi Elston
 Vice President – Chris Wade
 Secretary – Mel Wygal
 Treasurer – Hal Kolp
 Member at Large – Matthew Rose
 Member at Large – Tobis Halbmaier
 Member at Large – Diane Wenzel
 Member at large – Frank Wilbur

Directors Absent: Member at Large – Cale Foreman

Others Present: Anissa Cervantes – Compass Property Management

Homeowners Present: None

HOMEOWNERS OPEN FORUM

There was nothing discussed during open forum.

MINUTES

Approval of February 23, 2026, Regular Session Minutes

A motion was made by Director Rose, seconded by Director Wilbur and unanimously carried to approve February 23, 2026, Regular Session Minutes as presented.

FINANCIALS

Director Kolp shared his reports for the January, February and March financials:

January 2026 – The utilities were under budget, the water bill had not yet been included, most all categories were under budget for January.

February 2026 – The collection of dues payments brought the cash amount up, the rental income was low, utilities were under budget, and the repairs/maintenance was high in budget.

March 2026 – The operating cash amount went up, there was no rental income, and the utilities were under budget.

A motion was made by Director Rose, seconded by Director Wade and unanimously carried to approve the January, February and March 2026 Financials.

MANAGER'S REPORT

The manager's report for April 2026, provided by Tracey Edwards, Beach Club Manager, was reviewed.

GENERAL BUISNESS

Lifeguard Contract

The lifeguard contract for 2026 was reviewed. Lifeguard services will be needed beginning Memorial Day and continue through September 7th. After that, it will be weekends only for the rest of the month of September.

A motion was made by Director Wenzel, seconded by Director Kolp and unanimously carried to approve the OC Lifeguard 2026 contract.

Rod's Tree Service #8381 Removal & Grinding

The proposal for palm tree removal and stump grinding was reviewed and tabled.

Potential City Storm Drain Diversion Project

Director Elston discussed the potential city storm drain diversion project. The city is creating a potential plan to divert the storm water earlier, which will go behind the monument sign. This may cause the parking lot to lose 1.5 parking spaces at the very beginning of the lot at the entrance next to the wall.

Updates on Phone, Internet and SDG&E Services

Director Kolp updated that as an effort to reduce the COX prices, the phone has been switched to the Ooma phone service. COX internet has been moved to a fully cellular service with T-Mobile.

Director Kolp was also in contact with SDG&E regarding streetlights. Currently the SDG&E bills are at a fixed cost, even for unmetered service. A total of 8 streetlights is being paid for, when there are only 2 on the property. Director Kolp is working on getting reimbursement for payment of lights not part of the property.

Reserve Study Proposal

The proposal from Advanced Reserve Solutions for a reserve study was reviewed. A motion was made by Director Kolp, seconded by Director Rose and unanimously carried to approve for option 2, reserve study update without visit.

Playground Maintenance Proposals

Advanced Painting, Painting Unlimited, and Freedom Restoration

Three proposals were reviewed for maintenance and repainting of the playground. All three proposals were tabled. More research is to be done, as it might be a better option to replace the entire playground.

However, there is an area of concern in the playground area, regarding a section of concrete that is beginning to emerge from underneath the sand.

Other Discussion, if any

There was no further discussion.

NEXT MEETING

A motion was made by Director Wade, seconded by Director Rose, and unanimously carried to approve that the next meeting be on June 22, 2026.

ADJOURNMENT

There being no further business meeting was adjourned at 6:50pm.

Board Signature

Date