

**San Clemente Shorecliffs Beach Club Association  
General Session Meeting Minutes  
April 29, 2024**

1 Upon due notice, given and received, the Board of Directors of the San Clemente  
2 Shorecliffs Beach Club Association held their Board of Directors Meeting on April  
3 29, 2024 at the club, 2771 N. El Camino Real, San Clemente, CA 92672 and  
4 Zoom.us. President Kumi Elston called the Meeting to order at 6:00 p.m. with a  
5 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 Matt Rose, Director
- 13 Cale Foreman, Director
- 14 Frank Wilbur, Director
- 15 Diane Wenzel, Director
- 16 Tobias Halbmaier, Director

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18 **Directors Absent**

**Directors Absent**

19 None

20

21 **Also Attending**

**Also Attending**

- 22 11 homeowners
- 23 Club Manager Tracey Edwards
- 24 Courtney Ekeberg, CMCA, Seabreeze Management Company

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26 **Executive Session Meeting Matters**

**Executive Session**

27 In accordance with California Civil Code Section 4935(e), the Board of Directors  
28 notes the following topics were discussed during an Executive Session held after this  
29 General Session Meeting on April 15, 2024:

- 30 1. Approved the March 11, 2024 Executive Session Meeting Minutes.
- 31 2. Delinquency Review.
- 32 3. Legal.

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34 **Homeowner's Forum**

**Homeowner's Forum**

35 11 homeowners were in attendance and made comments to the Board of Directors.

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37 **General Business**

38 **Court Resurfacing proposal**

39 The Board of Directors reviewed TD Sports Commercial contract to resurface the  
40 courts (does not include the basketball court) in the amount of \$23,450.00.

41 Following review and discussion, a motion was made by Frank Wilbur and seconded  
42 by Tobias Halbmaier to approve the contract with the condition that TD Sports  
43 Commercial accepts counsel's revisions to the contract. The motion carried with 6-3.

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45 **Sump Pump Replacement**

46 The Board of Directors discussed repairing and/or replacing the sump pump.

47 Following review and discussion, a motion was made by Chris Wade and seconded  
48 by Alison Anawalt to approve up to \$6,000.00 on the repair and/or replacement of  
49 the sump pump with Paul Hineman Plumbing. The motion carried with 8-1.

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51 **Painting proposal**

52 The Board of Directors reviewed the proposals submitted by Precision Construction  
53 & Painting (\$12,000.00), Painting Unlimited (\$24,600.00) and South OC Paint  
54 Repair & Maintenance (\$10,000.00) to paint the exterior of the club. Following  
55 review and discussion, a motion was made by Chris Wade and seconded by Frank  
56 Wilbur to approve the proposal with South OC Paint Repair & Maintenance. The  
57 motion carried unanimously.

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59 **Year-Round Exterior Lighting proposal**

60 The Board of Directors reviewed the proposals submitted by Trimlight South OC  
61 (\$5,572.00) and The Holiday Decorating Company (\$3,225.00) to add exterior year-  
62 round lighting. Following review and discussion, a motion was made by Chris Wade  
63 and seconded by Hal Kolp to table this item to 2025. The motion carried  
64 unanimously.

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66 **Next Meeting**

67 June 10, 2024 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El  
68 Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569

69 3057 and Passcode: 110809.

70

71 **Adjournment**

Adjournment

72 There being no further business to come before the Board of Directors, a motion was  
73 made by Chris Wade and seconded by Matt Rose to adjourn the meeting at 6:46 p.m.

74 The motion carried unanimously.

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**SECRETARY'S CERTIFICATE**

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78 I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the  
79 approved General Session Minutes of the Board of Directors held on April 29, 2024.

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Secretary

Date

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