

**MINUTES OF
THE BOARD MEETING OF THE
555 ESPLANADE CONDOMINIUM OWNERS ASSOCIATION**

April 19, 2010

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the Casa Bahia Condominium Owners Association, held on Monday, April 19, 2010, in the 535 Building Lobby, 535 Esplanade, Redondo Beach, California 90277. A quorum of Board Members was established and Jake Murray called the meeting to order at 6:39 PM.

BOARD MEMBERS PRESENT

Jake Murray, Vice President; Betty Schneider, Treasurer; Dianne Merzel, Secretary; Frank Parker, Member-at-Large.

BOARD MEMBERS ABSENT

Joe Engle, President.

MANAGEMENT COMPANY REPRESENTATIVE(S) PRESENT

Ellona Hess of Scott Management Company (SMC)

BALLOT COUNT – Special Assessment Ballot

Lynne Santini was appointed Inspector of Elections. A quorum of ballots was confirmed. A final opportunity was given for all present to submit their ballots. The polls were announced to be closed.

APPROVAL OF AGENDA/MEETING MINUTES

Betty Schneider made a motion to approve the March 2010 minutes. Dianne Merzel made a second to the motion. The motion carried and the minutes were approved. A copy of the approved minutes will be mailed to all Homeowners.

HOMEOWNERS FORUM

- Unit #109 – Mary Lee Coe: Mrs. Coe stated her concern for the rodent problem at the property, specifically, at the northwest area. Mrs. Coe requested that the trash bins be replaced with ones that have covers. Mrs. Coe requested that the foliage outside of her patio be lowered as she feels as it is blocking her ocean

view. Mrs. Coe reminded the Board that the mat in front of the 535 entrance, G4 is still missing.

- Unit #517 – J. Jetsen Tache: Mr. Tache expressed his concern for the amount of special assessments for the complex, vs. other condominium complexes along the Esplanade. Mr. Tache asked for a re-call election to replace the current Board.
- Unit #416 – Douglas Duncan: Mr. Duncan expressed his concerns regarding the proposed special assessment. Mr. Duncan reported that he has sent written correspondence, along with his payment, several times, regarding a question on his monthly statement, which has not yet been answered. Mr. Duncan advised the Board that it is illegal to restrict what one does in their private Unit. Mr. Duncan suggested that the Board consider cleaning the patio drains to eliminate leaks in several Units. Mr. Duncan questioned why the pictures that were in the lobbies before the entryways/lobbies were renovated could not be re-used. Mr. Duncan asked that the Board provide him with a sample of a paint color which he can use for his deck.
- Unit #302 – Dot Lee: Mrs. Lee provided a written memo of her concerns for the Board regarding the sump pump, 535 entryway cement, worn Jacuzzi bricks, northwest balcony project, financial documents, work trucks, emergency hall lights, bees, typos, allowable emergency special assessment, and the 2010 special assessment ballot.
- Unit #503 – Patti Cutten: Mrs. Cutten questioned whether or not the pipes in her Unit, which were cracked, had been fixed yet. The Board confirmed that they were.
- Unit #403 – Don Johnson: Mr. Johnson complimented the Board for all of their time and effort, and advised that Homeowners with complaints/concerns should consider joining the Board. Mr. Johnson asked for a status update on the driveway repairs.
- Unit #315 – Mark Drale: Mr. Drale asked for a status update on the interior repairs in his Unit.
- Unit #519 – Ken Carrington: Mr. Carrington submitted a written request to build a storage Unit in his parking spaces (112 and 113).
- Unit #620 – Edna Marinella: Mrs. Marinella asked for a status update on purchasing furniture for the lobbies.

BALLOT RESULTS – Special Assessment Ballot

Lynne Santini announced the ballot results as being:

Special Assessment Ballot–*39 ballots received in total: 27 votes for and 12 votes against.* Therefore, the ballot did not pass. The Board unanimously agreed to send out the ballot once more to all Homeowners.

DISCUSSION ON OLD BUSINESS AND NEW BUSINESS ITEMS WAS TABLED UNTIL THE NEXT BOARD MEETING, AS A MAJORITY OF THE PROJECTS ARE PENDING APPROVAL OF THE SPECIAL ASSESSMENT BALLOT.

NEXT MEETING

Monday, May 24, 2010, 6:30 P.M.

ADJOURNMENT

Meeting was adjourned at 7:42 PM.

Submitted by: Ellona Hess

PLEASE NOTE: Any grievance or clarification on issues can be addressed by: (1) Airing the issue at the next scheduled Public Board meeting, or (2) contacting Ellona Hess at Scott Management Company (Phone: 310-370-2696 ext. 21; Email: Ellona@scottmgmt.com; Mail: Scott Management Company, PO Box 3159, Torrance CA 90510-3159). Calls/correspondence should reference 555 Esplanade/Casa Bahia.