
ANTARES COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
Shared Fitness Room
December 11, 2019

ATTENDANCE

Board of Directors

Robert Jacobs, President
Udara Fernando, Treasurer
Vlad Kezic, Secretary

Absent:

Alex Novokolsky, Vice President

Management

Jenna Jacobs, Community Association Manager
Kari McCallum, Recording Secretary

CALL TO ORDER

The General Session meeting was called to order at 6:40 PM.

HOMEOWNER FORUM

No homeowners were present.

MINUTES

The Board reviewed the General Session Meeting Minutes from the meeting held on October 9, 2019.
Motioned, Seconded: "To approve the minutes as submitted."

Approved: 3-0

FINANCIAL

The Board reviewed the financial statements and bank statements for the period ending October 31, 2019.
Motioned, Seconded: "To accept the financials & bank statements pending year-end review."

Approved: 3-0

DELINQUENCY

The Board reviewed the delinquency analysis report. No action.

MANAGEMENT REPORT

The Board reviewed the, action item list, annual calendar, and general correspondence sent and received since the last Board meeting.

ARCHITECTURAL

12664-73 (Installation of security camera)

Motioned, Seconded: "To approve the request with condition that the camera is professionally installed in a concealed fashion."

Approved: 3-0

PENDING BUSINESS

Mailbox Replacement

The Board reviewed the correspondence from Jayco. Management to reach out to Jayco and inform them that if they cannot perform the demo work, the Board will seek other vendors. Item tabled to next meeting.

Ficus Tree Removal Proposal/Correspondence & Draft Notice

The Board reviewed the proposal from Brightview Tree Care to remove the Ficus trees between the shared pool and units 1, 2, 3, & 4.

Motioned, Seconded: "To approve the proposal in the amount of \$6,240.00. Project to be scheduled for February 2020."

Approved: 3-0

Management to draft notice regarding upcoming project.

Drainage System at Unit #63

The Board reviewed the proposal from Treebeard for installation of a drainage system and replacement landscape material in the planter area at unit #63 (near basement window).

Motioned, Seconded: "To approve to allow the homeowner to work with Treebeard directly regarding installation of the French drain/cost – homeowner to submit payment to the Association for the cost of the drain before Treebeard begins any work. The Association will remove the two (2) giant birds from the planter area, and install mulch in the planter bed following installation of the drain and removal of the birds."

Approved: 3-0

NEW BUSINESS

Various Tree Care Proposals

The Board reviewed the proposal (#101770) from Brightview for removal of the giant birds at unit #63 and building clearance of the noted palms.

Motioned, Seconded: "To approve the proposal for the removal of the giant birds only – palm clearance to be included with the annual tree trimming proposal. Arborist to update bid for the noted removals at unit #101."

Approved: 3-0

The Board reviewed the proposal (#101765) from Brightview for the annual palm pruning project.

Motioned, Seconded: "To approve the proposal in the amount of \$5,071.00."

Approved: 3-0

Wrought Iron Fence Painting Proposal

The Board reviewed the proposal from McKowski's. Management to reach out to McKowski's to inquire about the warranty and longevity of proposed project. Item tabled to next meeting.

Annual Review/Taxes

The Board reviewed the Annual Review/Taxes provided by Beck & Co.

Motioned, Seconded: "To approve the annual review/taxes as prepared." Management to mail out annual review to the membership.

Approved: 3-0

NEXT MEETING

The next meeting will be held on January 8, 2020 at 6:30 PM at the shared fitness room.

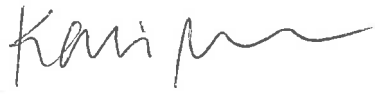
ADJOURNMENT

The meeting adjourned at 7:52 PM.

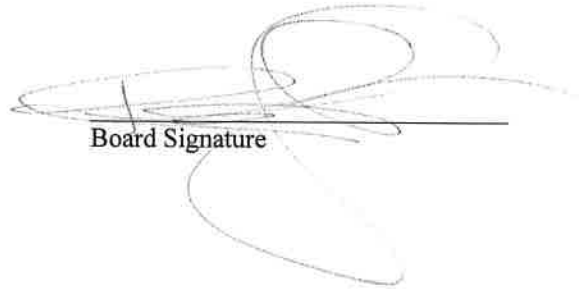
BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Antares Community Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.

Respectfully Submitted:



Kari McCallum, Recording Secretary



Board Signature
