**Pastelle POA, Inc. / The Oaks**

**Board of Directors Meeting Minutes**

**March 19, 2015 7:00 PM**

**Community Pool**

1. **Determination of Quorum:**

JP Fougeron, President, present Steve Marcketta, Treasurer, present

Jason Metzger, Vice President, present David Guley, Director, present

Tony Yannucci, Secretary, present Phil Rossow, Director, present

Also present were Dennis Armstrong and Suzie Butler from Coastal Management.

1. **Call to Order:**

The meeting was called to order by JP Fougeron at 7:00 PM.

1. **Common Area Irrigation Presentation by Raul & Michael Mercado.**

Raul felt that the Community had adequate lake capacity, the first step would be to look at whether the capacity could be increased to store additional water for irrigation use, this would be accomplished by modifications to the existing control structures. Regulatory agencies required 3 months capacity in the lakes, if this was not currently available the existing capacity could be supplemented with either well or reuse water. Raul felt that the language in the current permit would not stand up in court as it was weighted too much in SMRU’s favor. The State does not allow 3rd party ownership of Consumptive Use Permits. Raul recommended that the Community install “stick gauges” as soon as possible too accurately document how much water flows into the lakes. The Community currently spends around $55,000.00 per year for potable water for irrigation use. Raul felt that once his contract was signed ($3450.00) he could come back with a preliminary report in 30 days.

1. **Minutes:**

**Motion by JP Fougeron, seconded by Jason Metzger to approve the minutes for February 19, 2015. Motion carried unanimously.**

1. **Financials:**
2. Steve Marcketta gave the financial report, the Association is in good financial position. Steve reminded the Board of Directors there is currently no money budgeted for any common area irrigation improvements, budgeted disbursements are on target.
3. Steve Marcketta next reported on delinquencies, he provided everyone with a handout showing the 17 new properties that were added to the list in January.

Steve reminded everyone that the plan is to move an addition $10,000.00 to reserves in April.

1. **Managers’ Report:**
2. The Manager went over the Action Item Matrix, and answered questions.

Managements was instructed to:

1. Contact Reliable towing to determine who is authorized to order a tow
2. Contact Superior Waterways to clean up Lake #6 in phase one
3. Provide Mandy with the contact person for Comcast Cable
4. Provide a “hold harmless” agreement for volunteers doing work in the Community.
5. Clean up TOPPS report and send out 60 day notices.
6. Draft landscaping specs for the Board to review next month to use for bidding purposes.
7. **Committee Reports:**
8. Finance Committee: No Report
9. Landscape Committee: The Committee will be bringing back a plan for improvements to the tot lot.
10. Social Committee: No Report
11. Architectural Review: Included in Management Report.
12. **Unfinished Business:**
13. Website Update: The Board discussed further enhancements that could be made to the website.
14. Pool Cabana Columns repair: Joe Sedona was asked to provide a revised proposal that only included repair and painting of the Columns.
15. Garing Parking & Pro-Vigil: The Board discussed changes that had been made to these programs.
16. **New Business:**
17. Community Signage: Tabled for further review by the Board.
18. Extend On Street Parking Hours: Hours are dictated by the existing documents, any changes would require a vote by the owners.
19. Social Committee: Tabled
20. Review of existing Documents: Steve Marcketta will come back with a date for the workshop.
21. ACC: Committee will hold a March meeting.
22. 5895 Crooked Oaks Approvals: No Action
23. Cuomo: Homeowner has paid as agreed, awaiting application, lease agreement and payment from new tenant.
24. **Adjournment:**

**A motion was made by JP Fougeron to adjourn the meeting, the motion was seconded by Jason Metzger. The motion was approved unanimously. Meeting adjourned at 9:30 pm.**

Respectfully Submitted,

Dennis Armstrong LCAM

For and on behalf of the Board of Directors