

Southshore Hills Property Owners' Association
Board of Directors Meeting
General Session Meeting Minutes
May 5, 2021

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on May 5, 2021 via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:34PM.

DIRECTORS PRESENT: Richard Hostin – President
Jonathan Mason – Vice President
Kavoos Blourtchi – Treasurer
Judith Perez – Secretary
Grant Miles – Member at Large

DIRECTORS ABSENT: None

OTHERS PRESENT: None

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:

Gayle Pinero, Community Asset Manager, CMCA, AMS

SECRETARY'S REPORT:

A motion was made by Judith Perez and seconded by Richard Hostin to approve the General meeting minutes from April 14, 2021 without revision. Motion carried (M/S/C 5-0).

MANAGEMENT REPORT:

The Board of Directors reviewed and discussed the action item tracker. No action taken.

TREASURER'S REPORT:

Financial Summary: Kavoos Blourtchi noted no concerns with the financial summary as of March 2021. No action taken.

Financial Statements: A motion was made by Kavoos Blourtchi and seconded by Jonathan Mason to accept the March 2021 financials. Motion carried (M/S/C 5-0).

COMMITTEE REPORTS:

Technology and Communications Committee: No report at this time.

Architectural Committee: No report at this time. PMP directed to reach out to one homeowner for an expected completion date on an architectural violation.

Advisory Committee: No report at this time.

Landscape Committee: Richard Hostin reported that Goldenstate Landscape would begin working on the landscape improvements on May 10th. There was a delay due to several employees requiring medical leave.

NEW / UNFINISHED BUSINESS:

Banking options: Judith Perez was to report on local banking options for the HOA. Due to time constraints this item was tabled to the June meeting.

Maintenance of Channel Land Strip & Monument Easements: Goldenstate Landscape previously approved proposal for planting and irrigation noted as approved outside of meeting. A motion was made by Judith Perez and seconded by Kavoos Blourtchi, authorizing Richard Hostin to approve additional landscape materials at a cost not to exceed \$1,000.00. Motion carried (M/S/C 5-0).

Welcome Letter Draft: Carole Vicens provided the Board with her revisions to the welcome letter. Board is very pleased with the letter. A motion was made by Richard Hostin and seconded by Jonathan Mason to use the letter with new homeowners effective immediately. Motion carried (M/S/C 5-0).

Neighborhood Speed Awareness Program: To date only 19 signatures have been obtained. PMP directed to follow up with John Shaw. Item tabled to June meeting.

HOMEOWNER’S FORUM:

One homeowner present. Items discussed—violation letter on faux ivy installed. Richard Hostin offered to meet with the homeowner to discuss options to replace the artificial material.

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:12PM. The next Board meeting is scheduled for June 2, 2021 via Zoom Meeting.

Board Member

Date