

SMPOA Meeting Minutes

January 10, 2022

OPENING

Vice President Howard Gould called the meeting to order at 7:30pm. via ZOOM.

PRESENT

The following Board members were in attendance: Vice President, Howard Gould; Architectural Committee Chair, Mark Stoeckinger; Albert Chang; Ed Weitzer; Secretary, Desa Stoeckinger; Martin Legowiecki; Treasurer Rachael Klein and Co-Treasurer Seth Fonti. Also, in attendance were: Parliamentarian Rick Silver; Advisor and Past President Norm DuPont. Also in attendance were residents Anthony Raptis, Diana Osborne and Rahul Jain. Absent was President Jon Cherkas.

NEW BUSINESS

Resident Rahul Jain spoke on the history of his neighbors project at 18447 Wakecrest and shared his documentation of the proposal for an ocean view deck. He explained why the project is still in violation of the CC&R's because of the setbacks and slope ratios. Also Mr. Jain noted that the current story poles do not reflect the second version of the project. He also is concerned that the oversized roof of the pool deck is flat and will be used for a view deck which is not allowed by the L.A. County Building and Safety. Mr. Jain said the plans are currently on hold because of safety issues.

Mr. Raptis also reiterated the importance of the setback and emphasized the massive size of the pool house project at 18447 Wakecrest. The plans indicate that the pool house is 150 square feet the roof is 286 square feet. His concern is that the roof's proportion to the house is so large and that there is a stairway adjacent to the roof. Access to the large roof indicates the intent for a view deck in his opinion, an ocean view that the house currently does not have. He is also concerned about the integrity of the slope and drainage.

Howard Gould responded to the Mr. Raptis that the Board's action to reverse its decision on the AC Committee report resulted in the Board being sued, and that participation in the lawsuit from the Raptis' was requested but a response was not received.

Mr. Raptis expressed his appreciation to the Board on the reversal and explained the cost and stress it has caused his family.

COMMITTEE REPORTS

Treasurer Report - Rachael Klein and Seth Fonti explained that they are working on the structure of billing the annual dues. It's currently fairly manual and administrative in

nature. The operation budget and projection process is being worked on along with the collection rate.

Summary SMPOA Financials for M/E Dec. 2021:

Total SMPOA ASSETS -	\$385,156
Banc of CA	\$ 19,982
Stifel Investment	\$365,174
NET CHANGE IN STIFEL PORTFOLIO	(803)
Income and Distributions.	1,350
Change in Securities Value	(2,153)
Revenue (Banc of California)	6,450
Mesa-Ge Ad Fees	2,700
Escrow (Doc. Fees, Past & CY-2022 Dues.	3,750
EXPENSE (Banc of California)	\$3,836
Swedelson Gottlieb- Legal Fees	3,825
QuickBooks Payments	11
NET OPERATING INCOME	\$1,811

Rachael explained that there is an outstanding invoice for approximately \$1000 for lawsuit work and other invoices that need to be paid. Going forward we have taxes, and invoicing of the dues.

Dues outstanding as of December 2021 is \$134,000 and almost fifty percent of the neighborhood has outstanding balances.

Rachael and Seth discussed options of billing and possibilities of new formats of billing past and current balances.

The Board agreed with Rachael and Seth and voted that an open balance should be shown on the current invoices to the homeowners.

Architectural Committee - Mark Stoeckinger

Site Visits for January 8, 2022

1. 3632 Shoreheights Drive. Issue: Solar Panel Review
Status: Approved
2. 18421 Coastline Drive. Issue: Construction - Front Elevation
Status: Neighbors at 18420 , 18426 and 18432 Wakecrest Drive / 18425 Coastline Drive have 30 days to approve story poles.

Emergency Preparedness Committee - Rick Silver

The Committee did not meet last month the meeting will be next week and we will have a report next month.

NEXT MEETING

The next Board of Directors meeting will be held on Monday, February 7th at 7:30 p.m. via Zoom.

ADJOURNMENT

Vice President Howard Gould adjourned the meeting at 8:28 p.m. and the board entered into an executive session.

Minutes Submitted by:

Desa Stoeckinger

Secretary