

## **SMPOA Meeting Minutes July 13, 2020**

President Ed Weitzer called the meeting to order at 7:35pm on a Zoom meeting due to the Coronavirus Safer at Home Initiative.

In attendance were the following members of the SMPOA Board: Ed Weitzer, Martin Legowiecki, Howard Gould, Paulette Silver, Teresa LeGrove, Josh Epstein, and Albert Chang.

Also, in attendance was Parliamentarian Rick Silver, AC Committee Member Philip Cohen and Desa Stoeckinger.

1. Voting Results for the 2020-2021 Board
  - a. Ed Weitzer – President
  - b. Howard Gould – Vice President
  - c. Teresa LeGrove – Treasurer
  - d. Martin Legowiecki – AC Chair
  - e. Paulette Silver – Sunset Mesa-ge
  - f. Josh and Sara Epstein – Co-Secretary
  - g. Albert Chang – Disaster Preparedness Committee
2. Resignations and Replacement for the 2020-2021 Board
  - a. Josh resigned as co-secretary and nominated Desa Stoeckinger. Paulette seconded the motion, and the Board voting unanimously in agreement.
  - b. Martin resigned as the Chair of the AC Committee but would like to remain on the board and will stay on for two months to facilitate the transition. Martin nominated Mark Stoeckinger. Desa seconded the motion and the Board voted unanimously in agreement.
3. Treasurer's Report (Teresa LeGrove)
  - a. Collected 185 homeowner dues paid in June.
  - b. 33 paid their past dues = \$7378.
  - c. 2020 Annual Meeting cost was \$147.
  - d. Getty cards went out with annual ballots for current members. Getty cards for members that have paid their dues since the ballot will go out in the next few weeks.
4. AC Committee (Martin Legowiecki)
  - a. July AC Committee Visits

- i. 18102 Sandy Cape - Trellis/Solar Plans: Not ready
  - ii. 3603 Seahorn Drive, OVI - Hedge 3603 Surfwood: Construction Approved, OVI not confirmed
  - iii. 3725 Seahorn Dr – Construction Review: Not approved
  - iv. 18236 Wakecrest Drive – OVI from trees from the Condos below at 18203 and 18219 Coastline: The homeowner provided the AC Committee a letter from 2006 from a prior Board stating that the condos were part of the SMPOA, but the current Board confirms that they are not listed as a tract in 2004 CC&Rs or in the 2012 restatement. The AC Committee will inform the homeowner of this decision.
  - v. 3916 Spray Ln – Under construction/revised plans: not present for the AC visit.
- b. 3809 Malibu Vista Drive
- i. While the AC committee approved the construction of a deck on Malibu Vista, the neighboring homeowner is appealing. While the deck does not create any OVI, the homeowner has written a letter arguing that the glass rail, umbrellas and people utilizing the deck will.
  - ii. Philip Cohen discussed the issue of if glass constitutes an OVI. Phil called David Taub who used to be AC. David said there were two prior instances when glass came up and glass was not considered as an OVI as long as the joints are not visible.
  - iii. The AC Committee members and the Board both agreed that people are not permanent and the presence of people on a property does not constitute OVI.
  - iv. There is a right of appeal from the AC to the Board. Howard suggested that we have an obligation to hear the appeal.
  - v. Rick mentioned that prior OVI complaints have been resolved IN 2018 by putting in a glass fence around a pool on Shoreheights.
  - vi. Howard noted that the glass can block a view if there is condensation on the glass. It can also create glare from lights at night. That said, these occurrences are not permanent.

- vii. Without acknowledging the accuracy of the statements in the letter received, the Board agrees with the AC Committee determination that glass does not constitute OVI.
- viii. Ed called for a vote to determine if the Board supports the determination of the AC Committee. The majority of the Board agreed that there is no OVI and voted unanimously to be in agreement with the AC Committee.
- ix. It was clarified that a glass fence needs to be clear with clear fasteners.

5. Neighborhood Security

- a. Sandy Kruger was concerned about safety in the community with more people, trash and tagging. Asked if we could put in a deterrent on Coastline just after Surfview.
- b. Rick clarified the past efforts that were pursued and explained that a guard gate was deemed not feasible at the time and cameras could bring up privacy concerns. The Board had previously voted not to install cameras on Surfview and Coastline Dr.

6. New Business

- a. Rick suggested that the Board discusses and resolves Tract 28339 at the next meeting.
- b. Rick asked to move the meeting on August 10<sup>th</sup> at 7:30pm.

The President adjourned the meeting at 9:47 pm.

Minutes Certified as of August 28, 2020

A handwritten signature in black ink, appearing to read "Josh Epstein", written over a horizontal line.

Josh Epstein  
Co-Secretary