

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
January 9, 2023**

1 Upon due notice, given and received, the Board of Directors of the San Clemente
2 Shorecliffs Beach Club Association held their regularly scheduled Board of
3 Directors Meeting on Monday, January 9, 2023 at Kumi Elston’s residence, 3005
4 Calle Arco, San Clemente, CA 92672 and Zoom.us. President Kumi Elston called
5 the Meeting to order at 7:00 p.m. with a quorum of Directors present.

6

7 **Directors Present**

Directors Present

- 8 Kumi Elston, President
- 9 Chris Wade, Vice President
- 10 Hal Kolp, Treasurer
- 11 Allison Anawalt, Secretary
- 12 Nate Brown, Director
- 13 Diane Wenzel, Director
- 14 Tobias Halbmaier, Director
- 15 Cale Foreman, Director
- 16 Matt Rose, Director

17

18 **Directors Absent**

Directors Absent

19 None

20

21 **Also Attending**

Also Attending

- 22 Club Manager Tracey Edwards
- 23 Courtney Ekeberg, CMCA®, Seabreeze Management

24

25 **Executive Session Meeting Matters**

Executive Session

26 In accordance with California Civil Code Section 4935(e), the Board of Directors
27 notes the following topics were discussed during an Executive Session held after this
28 General Session Meeting on January 9, 2023:

- 29 1. Approved the November 14, 2022 Executive Session Meeting Minutes.
- 30 2. Delinquency Review.

31

32 **Homeowner’s Forum**

Homeowner’s Forum

33 No homeowners were present.

34

35 **Secretary's Report**

36 The Board of Directors reviewed the Minutes from the November 14, 2022 General
37 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
38 and seconded by Tobias Halbmaier to approve the Minutes as presented. The
39 motion carried unanimously.

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41 **Treasurer's Report**

42 The Board of Directors reviewed the November 22, 2022 and December 22, 2022
43 Financial Statements and reports provided by Treasurer Hal Kolp's report.
44 Following review and discussion, a motion was made by Chris Wade and seconded
45 by Allison Anawalt to accept the Financial Statements subject to the Annual Audit.
46 The motion carried unanimously.

47
48 **Manager's Reports**

49 Club Manager Tracey Edwards provided the Board of Directors with her report. No
50 action required.

51
52 **General Business**

53 **2023-2025 Board of Directors**

54 Cale Foreman, Hal Kolp, Matt Rose and Diane Wenzel were elected to the Board of
55 Directors by acclamation.

56
57 **Organization of the 2023 Board of Directors**

58 A motion was made by Diane Wenzel and seconded by Cale Foreman to appoint
59 Kumi Elston as President, Chris Wade as Vice President, Hal Kolp as Treasurer,
60 Allison Anawalt as a Secretary and Diane Wenzel, Nate Brown, Tobias Halbmaier,
61 Cale Foreman and Matt Rose as Directors. The motion carried unanimously.

62
63 **Appoint Member(s) to Recreational Committee**

64 Following discussion, it was the general consent of the Board of Directors to appoint
65 Tracey Edwards as the Chair with members Diane Wenzel and Chris Wade and have
66 committee provide the Board of Directors with a calendar of events for review at the
67 February meeting.

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Secretary's Report

Treasurer's Report

Managers Reports

General Business

2023-2025 Board of Direc

Organization of the Boar

Appoint Recreational Co

69 **Audio Systems and Music Service**

Audio System and Music

70 The Board of Directors discussed the outdated audio system that will not allow the
71 outside speakers to play something different, if the inside television speakers are
72 being used and discussed the \$30.00 a month streaming music service charge from
73 Cox Communications and Rockbot’s \$30.00 a month streaming music service with
74 more songs and features, than Cox Communications. Following review and
75 discussion, a motion was made by Matt Rose and seconded by Cale Foreman to
76 approve up to \$2,200.00 the on a new audio system and cancel the monthly Cox
77 Communication’s streaming music service and sign up with Rockbot. The motion
78 carried unanimously.

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80 **Seabreeze Management Company-Annual Disclosure**

Seabreeze Annual Disclos

81 The Board of Directors reviewed the document disclosing that Seabreeze
82 Management Company and community manager Courtney Ekeberg are in compliance
83 and have met the requirements of Business and Professions Code Section 11500-
84 11506 and Civil Code 5375: the principle office is located at 1211 Puerta Del Sol,
85 Suite 120, San Clemente, CA 92673; reports that the fidelity insurance of the
86 management firm does not cover the operating and reserve funds and the
87 association’s fidelity insurance policy provides coverage for the funds; community
88 manager Courtney Ekeberg does not hold a Real Estate license and received her
89 certification in 2013 through Certified Manager of Community Associations
90 (CMCA®). No action required.

91

92 **Feldsott & Lee, A Law Corporation**

Feldsott & Lee

93 The Board of Directors reviewed the annual retainer in the amount of \$1,000.00 for
94 five (5) hours of legal work. Following review and discussion, a motion was made
95 by Hal Kolp and seconded by Chris Wade to approve the proposal as presented. The
96 motion carried unanimously.

97

98 **2023 Board Meeting Calendar**

2023 Board Meeting Cale

99 The Board of Directors reviewed the 2023 Board Meeting Calendar (meeting
100 February 13, April 10, June 12, August 14, October 9 and November 6, 2023). No
101 action required.

102

103 **Next Meeting**
104 February 13, 2023 at 7:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N.
105 El Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
106 3057 and Passcode: 110809.

Next Meeting

107
108 **Adjournment**
109 There being no further business to come before the Board of Directors, a motion was
110 made by Chris Wade and seconded by Nate Brown to adjourn the meeting at 7:43
111 p.m. The motion carried unanimously.

Adjournment

112
113 **Attest**

Attest

114

115

116

President

Secretary