

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
October 14, 2024**

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 October 14, 2024 at the San Clemente Shorecliffs Beach Club,
4 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom.us. Vice President
5 Chris Wade called the Meeting to order at 6:01 p.m. with a quorum of Directors
6 present.

7

8 **Directors Present**

Directors Present

9 Chris Wade, Vice President

10 Hal Kolp, Treasurer

11 Alison Anawalt, Secretary (*arrived at 6:03 p.m.*)

12 Matt Rose, Director (*left at 7:33 p.m.*)

13 Cale Foreman, Director

14 Diane Wenzel, Director (*arrived at 6:03 p.m.*)

15 Tobias Halbmaier, Director

16

17 **Directors Absent**

Directors Absent

18 Kumi Elston, President

19 Frank Wilbur, Director

20

21 **Also Attending**

Also Attending

22 22 homeowners

23 Club Manager Tracey Edwards

24 Courtney Ekeberg, CMCA, Seabreeze Management Company

25

26 **Executive Session Meeting Matters**

Executive Session

27 In accordance with California Civil Code Section 4935(e), the Board of Directors
28 notes the following topics were discussed during an Executive Session held after this
29 General Session Meeting on October 14, 2024:

30 1. Approved the August 12, 2024 Executive Session Meeting Minutes.

31 2. Delinquency Review.

32 3. Legal.

33 4. Personnel Matters.

34

35 **Homeowner’s Forum**

Homeowner’s Forum

36 22 homeowners were in attendance and made comments to the Board of Directors.

37

38 **Secretary’s Report**

Secretary’s Report

39 The Board of Directors reviewed the Minutes from the August 12, 2024 General
40 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
41 and seconded by Cale Foreman to approve the Minutes as presented. The motion
42 carried unanimously.

43

44 **Treasurer’s Report**

Treasurer’s Report

45 The Board of Directors reviewed July 2024 and August 2024 Financial Statements
46 and Treasurer Hal Kolp’s report. Following review and discussion, a motion was
47 made by Cale Foreman and seconded by Alison Anawalt to acknowledge receipt and
48 review of the financial statements and reconciled bank statements presented, subject
49 to audit/review by a CPA at fiscal year-end. The motion carried unanimously.

50

51 **2025 Budget**

52 The Board of Directors reviewed the 2025 draft budget. Following review and
53 discussion, it was the general consent of the Board of Directors to table this item to the
54 November meeting.

55

56 **Seabreeze Management Company**

57 The Board of Directors reviewed Seabreeze Management Company’s monthly
58 management fee increase from \$819.00 a month to \$1,600.00, effective January 1,
59 2025. Following review and discussion, it was the general consent of the Board of
60 Directors to accept the increase.

61

62 **OC Lifeguards**

63 The Board of Directors reviewed the 2025 OC Lifeguard proposal (same as 2024
64 \$20,405.00; weekends only \$18,275.00 and Holiday Weekends only approximately
65 \$5,200.00) and the request from OC Lifeguards to purchase the Surveyor Tower in the
66 amount of \$7,500.00. Following review and discussion, it was the general consent of
67 the Board of Directors to deny the request to purchase the Surveyor Tower and not
68 contract with OC Lifeguards in 2025.

69

70 **Manager's Reports**

Managers Reports

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

73

74 **Rental Agreement**

75 The Board of Directors reviewed the rental agreement. Following review and
76 discussion, it was the general consent of the Board of Directors to send comments to
77 Tracey Edwards and bring this item back to the February meeting for review.

78

79 **Defencell bags**

80 The Board of Directors reviewed the proposal submitted by the Flood Defense
81 Group in the amount of \$6,833.33 for four (4) Defencell-DC1 bags and 16
82 Defencell-DC2 bags. Following review and discussion, it was the general consent of
83 the Board of Directors to table this item and obtain a proposal from Best Flood
84 Barriers for TrapBags.

85

86 **Club Hours**

87 The Board of Directors discussed potentially limiting the club hours, by considering
88 closing on Friday in September and October, due to lack of use. Following discussion,
89 it was the general consent of the Board of Directors to table this item to the February
90 meeting.

91

92 **General Business**

General Business

93 **Inspector of Election for the 2025/2027 Annual Meeting**

94 The Board of Directors discussed the January Annual Meeting and appointing
95 homeowners as the Inspectors of Elections. Following discussion, it was the general
96 consent of the Board of Directors to inquire with, Kurt Luebke and James Nielsen to
97 see if would volunteer.

98

99 **Guest Limits**

100 The Board of Directors discussed limiting the number of guests during calendared
101 events. Following review and discussion, a motion was made by Cale Foreman and
102 seconded by Matt Rose to limit the number of guests for calendared events to six (6)

103 adults, review the entire rules for any other changes and provide those
104 recommendations for review at the February meeting and then send the proposed
105 rule changes out to the membership for the 28-day comment period. The motion
106 carried unanimously.

107

108 **Revenue Enhancement Ideas for paddle/Pickle Ball Courts**

109 The Board of Directors discussed ways funds could be generated to repair/maintain
110 the courts, as they are being played by more guests/residents than homeowners.
111 Following discussion, it was the general consent of the Board of Directors to table
112 this item to the February meeting.

113

114 **Replacement Benches**

115 The Board of Directors discussed replacing the benches. Following discussion, it was
116 the general consent of the Board of Directors to table this item to the February
117 meeting.

118

119 **Board Meeting Dates**

120 The Board of Directors discussed changing the Board Meeting date from the second
121 Monday of the month to the third Monday, to allow time for the previous month's
122 financials to be prepared in time for the meeting. Following discussion, it was the
123 general consent of the Board of Directors to change the meeting dates.

124

125 **Resolution to Lien 570002347677, 570003274778, 570002507239, 570002351663**

126 Following discussion, it was the general consent of the Board of Directors to table
127 this item to the February meeting.

128

129 **Next Meeting**

130 November 4, 2024 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N.
131 El Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
132 3057 and Passcode: 110809.

133

134 **Adjournment**

Next Meeting

Adjournment

135 There being no further business to come before the Board of Directors, a motion was
136 made by Alison Anawalt and seconded by Cale Foreman to adjourn the meeting at
137 7:42 p.m. The motion carried unanimously.

138

139

SECRETARY'S CERTIFICATE

140

141 I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the
142 approved General Session Minutes of the Board of Directors held on October 14,
143 2024.

144

145

146

Secretary

Date

147