

**FLORA PARK COMMUNITY ASSOCIATION
DRAFT GENERAL SESSION MEETING
THURSDAY, AUGUST 15, 2024**

Call to Order:

Upon establishing quorum, the general session meeting of the Board of Directors was called to order at 2 p.m.

Board Members Present:

Janette Hoekman, Dianna Sepulveda, Michael McGarry, Thomas Damask and Mary Chen

Prime Association Services:

Jerald Allen, CCAM

Executive Session: Prior to the General Session the Board met in Executive Session to review the vendors' proposals and Hearing Notice.

Approval of Minutes:

A motion was made by Tom Damask and seconded by Dianna Sepulveda to accept the June 6, 2024 Meeting Minutes. Motion carried.

Treasurer Report:

Mike McGarry reported on the change from June 2024 to Dec. 2023, and reported on the Revenue /expenses YTD June 2024. See Attached Treasurer's Report. Water bill will spike from June to Sept. See the Major variances. Things are going pretty well. We are building Operating Cash. It needs to go up, because of inflation.

A motion was made by Mike McGarry and seconded by Dianna Sepulveda to accept the May and June 2024 Financials. Motion carried.

A motion was made by Tom Damask and seconded by Dianna Sepulveda to move \$50,000.00 from Enterprise to Morgan Stanley CD. Motion carried.

Director Janette Hoekman thanked Dianna Sepulveda and Diane Ortega for stepping up and filling in for her while she was out on surgery and while Jerald Allen was absent.

Committees' Reports:

Social Committee: No report

Garden Committee:

Paul Cecil said they are planting now and sharing later. They are working on their charter and budget (with the added security camera) for next year. Their mission is a green sanctuary for the community. They are still figuring out how to cut down on unnecessary recordings.

Pickle Ball Committee:

Gary Fong said two events are coming up: (1) Fall Tournament will be on Oct. 19th from 3p.m. - 8 p.m. There will be a tournament, followed by dinner. (2) Social Event will be on Nov. 16th from 10 a.m.- 2 p.m. They may do something similar to the April event.

Maintenance Committee:

Deanne Grassmeyer reported that after four years, we have vendors that do things well. Maintenance committee have stepped back and helping out on Ad Hoc basis. We have saved money not replacing the patio furniture, but instead do cleaning or replacing cushions.

Open Forum:

A homeowner asked that we do not feed the stray cats. And that the pickle ball players turn off the lights when leaving at night.

A homeowner asked how much income do we get from the clubhouse rental. Treasurer said \$3600.00. He requested the board to require the pickle ball players to use quieter green paddle only. Board requested the pickle ball committee to look into it.

Dianna Sepulveda said we should consider a retractable mechanism on top of the wood for the uncovered patio area. Deanne Grassmeyer said it should match the area outside the gym that is wearing down. Management is tasked to looking into it.

Management Report:

Jerald Allen thanked everyone for their prayers while he was out on medical leave. And thanked Dianna Sepulveda and Diane Ortega for stepping up and filling in for him.

Jerald Allen went over his Action List from the June 6th Board Meeting, his Site Walk on July 12th and the Updated 2024 Maintenance Calendar for June, July and upcoming Sept. New speaker system has been installed in the clubhouse. He will have instructions next to the TVs and the control panel. We will need to get Mailboxes bids. Inspector of Elector Mailer will go out in Sept. Violations are current at this time.

Old Business:

Attorney Revised Maintenance Matrix:

The attorney has requested photos of the meters. Hope next week it will be resolved, and we will have a completed matrix.

New Business:

KC Landscape:

KC Landscape 2025 Budget Proposal: Tabled to the Sept. Budget Meeting.

KC Landscape Tree removal and replacement proposal:

KC has submitted a proposal to remove and replace a dead olive tree next to 10962 Vina Ct. It has been tabled until we can determine why the tree is dying.

Norwalk /La Mirada Plumbing:

Norwalk /La Mirada Plumbing has submitted a proposal for HVAC Maintenance for 2024/2025. It has been tabled until we can compare the costs to past visits.

California Gate Proposal:

California Gate has submitted a proposal to repair the cameras at the entrance gate and at the exit gate for a cost of \$2,526.38.

A motion was made by Tom Damask and seconded by Mike McGarry to accept California Gate's modified proposal to take out the required deposit. Motion carried.

Social Committee Events at The Gathering:

The Board is concerned with liabilities with alcohol present at the events when non-residents can attend. Here is DAVIS STIRLING which is our governing documents on this topic.

Association Events: Association are allowed to serve alcohol at their events as long as they (i) are not selling the alcohol, (ii) not charging admission to attend, and (iii) not serving anyone under the age of 21.

Davis Stirling's Recommendations:

Make the premises safe.

Invite members only, not the general public.

Do not charge admission.

Do not charge for the drinks.

Serve only beer and /or wine (no hard liquor).

Establish a 2-drink limit (hand out 2 drink tickets per attendee).

Do not serve anyone under the age of 21 (check IDs).

Do not serve a visibly intoxicated person.

Stop serving alcohol well in advance of the event's ending time.

Provide transportation home for those who may need it.

Take out host liquor liability insurance for the event.

Will let the Social Committee know.

DL Bone & Sons Inc. Painting for the pony walls and gates.

Will be discussed at the Sept. Budget meeting.

Open Forum:

Jon Miasnik of the Landscape Committee pointed out the reason the olive tree was dying is because it is a big tree in a small planter (see KC Landscape 2nd proposal).

Ron Glassman requested extra defibrillator pads for the two defibrillators. Management is tasked to calling the company to purchasing extra pads.

A homeowner requested that the two trees with purple flowers at the corner of Flora Park Way be removed. Management is tasked to check into it.

Adjournment:

The meeting was adjourned by Director Janette Hoekman at 3:16 p.m.

Prepared by:

Date: _____

Mary Chen
Board Secretary