

**MINUTES OF THE HALF MOON BAY MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 15, 2025**

THE CLUBHOUSE MEETING WAS CALLED TO ORDER AT 10:00 AM BY LARRY PARKER.

ROLL CALL: PRESENT IN PERSON WERE PROPERTY MANAGER FRANK LONGUS AND DIRECTORS LARRY PARKER, BILL CORRAO, LARRY BECKER, JOHN ZANONI AND JOHN SCEPPA WERE PRESENT, ESTABLISHING A QUORUM. APPROXIMATELY 6 UNIT OWNERS WERE ATTENDING IN PERSON AND NO UNIT OWNERS WERE ATTENDING VIA ZOOM.

APPROVAL OF MINUTES: LARRY BECKER MOVED FOR THE APPROVAL AND WAIVER OF READING OF THE MINUTES FOR DECEMBER 11, 2024. JOHN SCEPPA SECONDED THE MOTION. THE MINUTES WERE APPROVED UNANIMOUSLY (5-0).

FINANCIAL REPORT – LARRY BECKER REPORTED THAT AS OF DECEMBER 31, 2024, THE MASTER BOARD WAS UNDER ITS BUDGET.

OLD BUSINESS:

A. GATE HOUSE – THE BOARD DISCUSSED THE NEED TO INSTALL HURRICANE PROOF WINDOWS AND DOORS TO THE GATE HOUSE. THE CURRENT DOORS ARE CORRODED AND ALMOST IMPOSSIBLE TO ENTER. IGUANAS ARE ENTERING THROUGH THE REAL WINDOW WHICH NEEDS TO BE REPLACED WITH A SOLID WALL TO ALLOW A NEW SPLIT VAC AC TO BE HUNG ON IT. THE BOARD AGREED THAT THE UPGRADES WERE NEEDED TO PROTECT THE ELECTRONICS SUPPORTING THE GATE ENTRY SYSTEM AND THE CAMERA SURVEILLANCE.

NEW BUSINESS:

A. SEAWALL REMEDITION - LARRY PARKER LED THE DISCUSSION ON NEED TO MOVE THE IRRIGATION LINE AWAY FROM THE SEAWALL NEXT TO BLDG 7020 TO PREVENT EROSION OF THE SEAWALL. WHEREUPON LARRY BECKER MADE THE FOLLOWING MOTION: THAT WAS SECONDED BY JOHN SCEPPA:

**THE BOARD APPROVES THE PROPOSAL FROM TOP CUT TO
RELOCATE AND INSTALL A NEW IRRIGATION LINE 5' FROM THE
SEAWALL NEXT TO BLDG 7020 FOR \$2,847.48.**

THE MOTION PASSED UNANIMOUSLY (4-1) WITH JOHN SCEPPA DISSENTING.

B. PROPERTY MANAGER SPENDING AUTHORIZATION – LARRY BECKER LED THE DISCUSSION ON THE NEED TO RAISE THE SPENDING AUTHORITY OF THE PROPERTY MANAGER TO APPROVE REPAIR PROJECTS FROM THE CURRENT \$500 TO \$1,500. HE MADE THE FOLLOWING MOTION THAT WAS SECONDED BY LARRY PARKER:

THE BOARD APPROVES AN INCREASE IN THE SPENDING AUTHORITY OF THE PROPERTY MANAGER FROM \$500 TO \$1,500 TO APPROVE ANY REPAIR PROJECTS WITH THE APPROVAL OF THE PRESIDENT AND NOTICE TO THE BOARD.

THE MOTION PASSED UNIMOUSLY 5-0 WITHOUT DISSENT.

C. EMERGENCY MOTION – APPROVAL OF FINANCING AGREEMENT FOR INSURANCE - LARRY PARKER PRESENTED THE FINANCE AGREEMENT THAT WAS SIGNED IN LATE DECEMBER FOR THE INSURANCE PACKAGE RECOMMENDED BY USI INSURANCE SERVICES LLC TO PREVENT THE EXPIRATION OF THE PROPERTY AND LIABILITY POLICIES. LARRY BECKER MADE THE FOLLOWING MOTION THAT WAS SECONDED BY LARRY PARKER:

THE BOARD APPROVES THE FINANCING AGREEMENT WITH IPFS CORPORATION FOR \$39,817.81 TO PAY FOR SIX ANNUAL INSURANCE POLICIES TO COVER GENERAL LIABILITY, DIRECTORS & OFFICERS, UMBRELLA, CRIME, BOILER AND LEGAL POLICIES.

THE MOTION PASSED UNIMOUSLY 5-0 WITHOUT DISSENT.

PROPERTY MANAGER FRANK LONGUS REPORT - THE MASTER BOARD IS CONTINUING DISCUSSIONS WITH THE K.HOV BOARD FOR THE ELIMINATION OF THE WELL FOR K.HOV'S IRRIGATION NEEDS AND THE INSTALLATION OF A NEW CONNECTION WITH BOYNTON BEACH WATER AUTHORITY TO PROVIDE WATER FOR K.HOV'S IRRIGATION NEEDS.

COMMENTS FROM OWNERS – NONE

NEXT BOARD MEETING –THE NEXT MEETING IS THE ANNUAL OWNERS MEETING ON **WEDNESDAY, FEBRUARY 19, 2025 AT 7:00 PM.**

ADJOURNMENT – LARRY BECKER MADE A MOTION TO ADJOURN WHICH WAS SECONDED BY JOHN SCEPPA AND PASSED UNANIMOUSLY AT 10:45 AM.