

**MINUTES OF THE HALF MOON BAY MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 11, 2024**

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 6 UNIT OWNERS WERE ATTENDING VIA ZOOM.

APPROVAL OF MINUTES: LARRY BECKER MOVED FOR THE APPROVAL AND WAIVER OF READING OF THE MINUTES FOR NOVEMBER 6, 2024. JOHN SCEPPA SECONDED THE MOTION. THE MINUTES WERE APPROVED UNANIMOUSLY (5-0).

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

NEW BUSINESS:

A. POOL CONTRACT – LARRY PARKER LED THE DISCUSSION ON THE PROPOSAL FROM AMERICAN POOL FOR ITS 2025 ANNUAL CONTRACT OF \$1,540/MONTH OR \$18,400/YEAR. WHEREUPON LARRY BECKER MADE THE FOLLOWING MOTION THAT WAS SECONDED BY JOHN SCEPPA:

**THE BOARD APPROVES THE 2025 ANNUAL CONTRACT PROPOSAL
FROM AMERICAN POOL FOR MAINTENANCE OF THE POOLS AND SPA
FOR \$1,540/MONTH OR \$18,400 A YEAR.**

THE MOTION PASSED UNANIMOUSLY (5-0) WITH NO DISSENT.

B. POOL REPAIRS - LARRY PARKER LED THE DISCUSSION ON THE FOLLOWING PROPOSALS FROM AMERICAN POOL:

i. PROPOSAL AP WO 235339 FOR \$3,732.08 FOR REPAIRS TO THE SPA - AFTER THE DISCUSSION, LARRY BECKER MADE THE FOLLOWING MOTION THAT WAS SECONDED BY JOHN SCEPPA:

**THE BOARD APPROVES THE PROPOSAL FROM AMERICAN POOL FOR
REPAIRS TO THE SPA FOR \$3,732.08.**

THE MOTION PASSED UNANIMOUSLY (5-0) WITH NO DISSENT.

ii. PROPOSAL AP WO 240907 FOR \$3,763.12 FOR NEW CONTROLLERS FOR THE SPA- AFTER THE DISCUSSION LARRY BECKER MADE THE FOLLOWING MOTION THAT WAS SECONDED BY JOHN SCEPPA:

**THE BOARD APPROVES THE PROPOSAL FROM AMERICAN POOL
FOR NEW CONTROLLERS TO THE SPA FOR \$3,763.12.**

THE MOTION PASSED UNANIMOUSLY (5-0) WITH NO DISSENT

C . GATE HOUSE – THE BOARD DISCUSSED THE PROPOSAL FROM ACCESS MASTERS TO INSTALL NEW INTERNET RELAY IN THE GATEHOUSE FOR \$984. WHEREUPON LARRY BECKER MADE THE FOLLOWING MOTION THAT WAS SECONDED BY BILL CORRAO.

THE BOARD APPROVES THE PROPOSAL FROM ACCESS MASTER TO INSTALL A NEW INTERNET RELAY IN THE GATEHOUSE FOR \$984.

THE MOTION PASSED UNIMOUSLY 5-0 WITHOUT DISSENT.

D. POOL HEATER - THE BOARD DISCUSSED THE PROPOSAL FROM TELFORD TO REPAIR A HEAT PUMP DAMAGED BY AN IGUANA FOR \$1,034. WHEREUPON, LARRY BECKER MADE THE FOLLOWING MOTION THAT WAS SECONDED BY BILL CORRAO.

THE BOARD APPROVES THE PROPOSAL FROM TELFORD COOLING TO REPAIR A HEAT PUMP DAMAGED BY AN IGUANA FOR \$1,034.

THE MOTION PASSED UNIMOUSLY 5-0 WITHOUT DISSENT.

E. IRRIGATION – THE BOARD DISCUSSED A PROPOSAL FROM TOP CUT TO INSTALL A FLOW METER AS PART OF AN IRRIGATION ENHANCEMENT PACKAGE FOR \$2,175.64. WHEREUPON LARRY BECKER MADE THE FOLLOWING MOTION THAT WAS SECONDED BY BILL CORRAO.

THE BOARD APPROVES THE PROPOSAL FROM FROM TOP CUT TO INSTALL A FLOW METER AS PART OF AN IRRIGATION ENHANCEMENT PACKAGE FOR \$2,175.64

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 BOARD MEETING IS ON **WEDNESDAY, JANUARY 15, 2025 AT 10:00 AM.**

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