

Manhattan Village Estate Homes Association  
Board of Directors Open Session Meeting Minutes  
April 09, 2018

The meeting was held at Manhattan Country Club, 1330 Parkview Ave., Manhattan Beach, CA.

Board Members Present:

Ross Mitchell, President  
Gregg Edwards, Vice President  
Ralph Smaldino, Treasurer  
Jeff Atkin, Secretary  
Beau Peelle, Member at Large

Board Members Not Present:

Mario Trujillo, Community Manager, attended on behalf of Avalon Management, AAMC®.

Also present were two (2) homeowners.

- I. President Ross Mitchell called the meeting to order at 7:30 p.m.
- II. Open Forum - Homeowners were given an opportunity to speak with the Board in regards to association issues.
- III. Community Reports – The monthly Work Order report was submitted and reviewed. No actions were needed or taken.
- IV. Consent Calendar:
  - A) Approval of March 12, 2018 Minutes: A motion was duly made by Gregg Edwards, seconded by Jeff Atkin, and unanimously carried to approve the Open Session minutes from March 12, 2018.
  - B) Financials: The Board of Directors reviewed the un-audited financials for the periods ending March 31, 2018. A motion was duly made by Ross Mitchell, seconded by Ralph Smaldino, and unanimously carried to approve the un-audited financials ending March 31, 2018.
- V. Committee Reports/Updates/Action Items:
  - A) Access Control Committee:
    1. A verbal report was provided by Ralph Smaldino.
      - a) Mr. Smaldino stated that the timeline should be about ninety (90) days out to start the project. Mr. Smaldino also stated that the initial transponders (2) will be free of charge with replacements costing \$30 each.
  - B) Architectural Committee:
    1. Monthly Tracking Report: A copy of the tracking report was provided and reviewed. No actions were needed or taken.
- VI. Unfinished Business:
  - A) Adoption of Proposed Drone Rule. A motions was made by Jeff Atkins to Approve the adoption of the proposed Drone Rule. Gregg Edwards seconded the motion and was unanimously carried to approve the proposed Drone Rule.
- VII. New Business:
  - A) Frisbey, Carter and Associates Review of the Financials Statements, Year ending December 31, 2017. A motion was made by Ralph Smaldino to accept the review. Ross Mitchell seconded the motion and was unanimously carried to accept the Review of the Financials from Frisbey, Carter and Associates.
  - B) A discussion was held regarding the cleanliness of the pool and spa area. The Board of Directors requested that all the pool furniture be cleaned and/or repaired before the summer season.

Manhattan Village Estate Homes Association  
Board of Directors Open Session Meeting Minutes  
April 09, 2018

C) The Board of Directors discussed Parking Regulations and requested that the Manager bring a copy of a survey previously used.

VIII. Correspondence/Informational Items: There were no correspondence/informational items.

IX. Adjournment: Motion was duly made by Ralph Smaldino, seconded by Gregg Edwards and unanimously carried to adjourn the meeting to executive session due to there being no further business.

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Mario Trujillo, Community Manager  
Recording Secretary

Attested to:

Secretary: 

Date: 5-14-18