

Daybreak La Mesa Property Owners Association

REGULAR MEETING MINUTES

May 15, 2019

CALL TO ORDER

The Association President called the meeting to order at 7:04 p.m. immediately following the annual meeting of members scheduled just prior to this meeting.

ATTENDANCE

Directors Present

President: J.B. Harrington
Vice President: Ginny Bolster
Secretary: Richard Corio
Treasurer: Linda Pierce

Directors Absent

Director: Michael Michalski

Others Present:

Joseph G. Apparito, CCAM with PHOAC, Inc.

HOMEOWNER FORUM

Time was set aside during the annual meeting scheduled just prior to this meeting for homeowners in attendance to present questions or concerns regarding the Association to the Board of Directors.

MEETING MINUTES

Upon a motion duly made, seconded and unanimously carried, the Board approved the April 17, 2019 Regular Meeting minutes as presented.

Upon a motion duly made, seconded and unanimously carried, the Board approved the April 17, 2019 Executive Meeting minutes as presented in which the board reviewed the violation log, the delinquent account log and held due process violation hearings.

FINANCIAL REPORTS

Upon a motion duly made, seconded and unanimously carried, the Board accepted the April 2019 financial report as presented.

Delinquencies:

The Board reviewed the current delinquency report. No action was taken at this time.

COMMITTEE REPORTS

Architectural Report:

No requests were submitted for consideration this period.

Maintenance Report:

An update of community maintenance issues was provided to the board for their review.

Landscape Report:

An update of community landscape matters was provided by Heritage Landscape. There was no Board action required.

UNFINISHED BUSINESS

Roof Replacement Review: Premier Roofing is scheduled to begin the roof project on 7/8/2019 and is anticipated to be completed by 12/30/2019. Two (2) buildings will be worked on at the same time. Notices will be provided to all residents as well as off-site owners with additional information and instruction.

Vehicle Parking Enforcement: Review of the parking guidelines has been tabled to the next scheduled board meeting so more board members will be present.

NEW BUSINESS

Homeowner Communications: The board reviewed all homeowner communications received this period.

MANAGEMENT REPORTS

Action List: An action list will be provided at each board meeting moving forward

Property Inspection: The Board reviewed the property inspection report generated from the May 1, 2019 property inspection. There was no Board action required.

Next Meeting Date: The next meeting will be held on Wednesday, June 19, 2019 at 6:30 PM in unit 89.

ADJOURNMENT

With no further business to come before the Board, the Regular meeting was adjourned at 8:27 pm.

Respectfully submitted,

Board Secretary Signature

Date