

**SOUTH BAY COMMUNITY ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING**

October 14, 2019

1:00 pm

Approved

1. Call to order

Pres. Sheldon called the meeting to order at 1:01p.m.

2. Determination of Quorum

Sec. Clark established quorum with 6 out of 7 total Directors present.

3. Motion to enter Executive Session to discuss complaint regarding possible violations of the governing documents of the association:

M – Dir. Hammond

S – Dir. Sprandel

Carried: 6-0

4. Executive session

5. Motion to exit executive session and resume regular session

M – Dir.Sprandel

S – Dir. Hammond

Carried 6-0

6. Motion to approve agreement between the parties (Watson and Otness) as follows:

Watson will cause the escallonia hedge to be trimmed so that it is no higher than 36 inches off the ground on Otness's side and will maintain the hedge regularly – more than once or twice a year.

Watson will remove the middle arbor vitae tree, and then the parties will assess whether there should be further trimming of the remaining trees.

Watson will remove the Leyland cypress tree closest to the retaining wall (i.e., closest to the street). The remaining Leylands will be trimmed to limit incursion of limbs on the Otness property. Additional branches may be removed for aesthetics. Height of the remaining trees is a concern but will be left to future consideration by the parties.

Otness will trim the Sweet Gum trees on his property so that they do not extend over the Watson property further than aesthetically necessary. And Otness will remove the pine trees in that vicinity.

The work described above, except as to matters expressly reserved for future assessment or consideration, will be completed by the end of November 2019.

Motion to approve the parties' agreement described above, as constituting resolution of the present complaint:

M – Dir. Sprandel

S – Dir. Jurca

Carried: 6-0

7. Discussion about Jefferson Healthcare's request to amend the terms of the proposed agreement with SBCA for rental of the Bay Club.

A motion was made to accept Jefferson's proposed addition of the following language to the indemnity clause: "..., except to the extent of the negligence or willful misconduct of the Association or its/their agents."

M – Dir. Sprandel

S – Dir. Jurca

Carried: 6-0

8. Motion to adjourn

M – Dir. Sprandel

S – Dir. Hammond

Carried 6-0

Adjourned at 2:53 p.m.