

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 17, 2026**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on February 17, 2026, held at the Garage of 49 Coronado Cay, Aliso Viejo, CA.

**ATTENDANCE**

**Directors Present**

|                 |                 |
|-----------------|-----------------|
| Ray Scruggs     | President       |
| Erick Bryner    | Vice President  |
| Melissa Stevens | Secretary       |
| Debbie Logan    | Treasurer       |
| Julie Isen      | Member at Large |

**Directors Absent**

None

**Others Present**

Lauren Swiderski                      Managing Agent, Total Property Management, Inc.

**CALL TO ORDER**

A quorum was present and Management called the General Session Meeting to order at 6:26 pm.

**EXECUTIVE SESSION DISCLOSURE**

An announcement was made indicating that the Board met in Executive Session on February 17, 2026, to hold hearings for non-compliance issues, legal matters, delinquency matters, and contractual and personnel issues as permitted by California Civil Code.

**HOMEOWNER FORUM**

There were no homeowners in attendance during Open Forum.

**MINUTES**

It was the general consent of the Board of Directors to approve the General Session Meeting Minutes from the Meeting held on December 15, 2025.

**FINANCIAL**

**Financial Statements**

It was the general consent of the Board of Directors to approve the Financial Statements for the periods ending December 31, 2025 and January 31, 2026.

**CD Maturity**

Board Member Debbie Logan will review the CD Maturity and provide movement directions to Lynn Wealth Management. No action was required.

**VanDerPol & Company – Tax Returns**

The Board of Directors reviewed the tax returns submitted by VanDerPol & Company for Fiscal Year End June 30, 2025. No action was required.

**Association Reserves – Draft Reserve Study**

The Board of Directors reviewed the draft Reserve Study submitted by Association Reserves. Management was directed to request Association Reserves modify various line items that should have amounts or remaining life adjusted.

## **PROPOSALS**

### **Ratifications**

It was the general consent of the Board of Directors to ratify approvals of the following proposals:

1. Accurate Termite – 110 Breakers termite treatment - \$695.00
2. Accurate Termite – 32 Carlsbad termite repairs - \$395.00
3. Humburg & Associates – 109 Coronado awning repair - \$777.00
4. Tony's Locksmith – Pool gate repairs - \$565.00

### **Proposal – The Alarm & Fire Company – 5 Year Certification Repair Proposals**

The Board of Directors reviewed the reports and proposal for 5 year fire sprinkler certification submitted by The Alarm & Fire Company, in the amount of \$250,076.00. It was the general consent of the Board of Directors table the proposal. Management was directed to obtain additional proposals.

### **Proposals – 109 Coronado Cay – Perimeter Iron Fence Repairs**

The Board of Directors reviewed proposals submitted by Humburg & Associates and Pilot Painting for iron fence repairs near 109 Coronado Cay. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,977.00.

### **Proposal – DLE Lighting & Electric – 113 Breakers**

The Board of Directors reviewed a proposal submitted by DLE Lighting and Electric to install a new pagoda light near 113 Breakers, as the area is very dark. It was the general consent of the Board of Directors to approve, in the amount of \$12,195.00.

### **Proposal – DLE Lighting & Electric – Address Panel Lights**

The Board of Directors reviewed proposals submitted by DLE Lighting & Electric to retrofit 7 existing address panel fixtures to repair and upgrade the lights to LED. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$2,205.00.

### **Proposal – Seabreeze Patio Furniture – Umbrella Base Wheel Replacement**

The Board of Directors reviewed a proposal submitted by Seabreeze Patio Furniture to replace the rusted wheels on the umbrella bases. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$310.75. However, Management was directed to get clarification on why the wheels are made of steel, as they are causing rust and the reason the Board changed to Aluminum bases was to avoid rust.

### **Proposal – FHA Review – FHA Renewal**

The Board of Directors reviewed a proposal submitted by FHA Review for FHA renewal. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$795.00.

### **Proposal – California Arbor Care**

The Board of Directors reviewed a proposal submitted by California Arbor Care for Tristania tree trimming. It was the general consent of the Board of Directors to table the proposal. Management was directed to obtain an additional proposal from Villa Park Landscape.

### **Proposal - Villa Park Landscape – January Walk Items**

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for January walk plantings. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$390.00.

### **Proposal – Villa Park Landscape – Mulch Installation**

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for mulch installation. It was the general consent of the Board of Directors to deny the proposal.

**ADMINISTRATIVE ACTIONS**

**Health Department – Pool & Spa Reports**

The Board of Directors reviewed the pool and spa reports submitted by the Orange County Health Department. No action was required.

**16 Breakers – Plumbing Reimbursement Request**

The Board of Directors reviewed a plumbing reimbursement request submitted by 16 Breakers. It was the general consent of the Board of Directors to deny the request.

**35 Carlsbad – Deck Painting Request**

The Board of Directors reviewed correspondence submitted by 35 Carlsbad to have the deck repainted as it is peeling. The deck is no longer under warranty from the painting project. Management was directed to obtain proposals to repaint the deck.

**81 Coronado – Stucco Repairs**

The Board of Directors reviewed correspondence submitted by 81 Coronado requesting stucco repairs under the sliding glass door. Management advised the homeowner that the repairs were owner responsibility to resolve, as the pavers are above the weep screed and not allowing proper drainage. No action was required.

**93 Coronado – Awning Complaint**

The Board of Directors reviewed correspondence submitted by 93 Coronado regarding the awning at 91 Coronado that hits the building when it's windy and request for inspection. A work order was sent to inspect and repair as needed. Management was directed to inform the homeowner that when its windy, they blow.

**Annual Calendar Review**

The Board of Directors reviewed the Annual Calendar. No action was required.

**NEXT MEETING**

The next scheduled Board of Directors meeting will be held on Monday, April 20, 2026 at 6:30 p.m., to be held at the garage of 49 Coronado Cay.

**ADJOURN**

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED to adjourn the general session at 7:35 p.m.

**ATTEST:**

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Signature

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Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date