

**CORONADO AT ALISO VIEJO HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 20, 2026**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on April 20, 2026, held at the Garage of 49 Coronado Cay, Aliso Viejo, CA.

ATTENDANCE

Directors Present

Ray Scruggs	President
Josh Greenspoon	Vice President
Julie Isen	Secretary
Debbie Logan	Treasurer

Directors Absent

None

Others Present

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
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CALL TO ORDER

A quorum was present and Management called the General Session Meeting to order at 6:21 pm.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session on April 20, 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 February 17, 2026.

It was the general consent of the Board of Directors to approve the No Quorum Annual Meeting Minutes from the Meeting held on February 17, 2026.

FINANCIAL

Financial Statements

It was the general consent of the Board of Directors to approve the Financial Statements for the periods ending February 28, 2026 and March 31, 2026. Management to verify why the water bills are so high.

Lien/Foreclosure

Community Legal Advisors – Judicial Foreclosure

It was the general consent of the Board of Directors to approve Judicial Foreclosure with Community Legal Advisors for APN #937-989-037.

Draft Budget Review

The Board of Directors reviewed the draft budget prepared by Management. It was the general consent of the Board of Directors to increase assessments by \$10.00. from \$528.00 per month per unit, to \$538.00 per month per unit.

PROPOSALS

Ratifications

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

1. Accurate Termite – 73 Breakers termite repair - \$370.00
2. Beach Cities Roofing – 1-21 Breakers Wood Change Order - \$3,607.00
3. DLE Lighting & Electric – 33 Carlsbad lighting repair - \$331.38
4. Prendiville Insurance – D&O coverage increase - \$72.00
5. Villa Park Landscape – Tree Removal - \$1,650.00

Contract Rate Increase – Patrol Masters

The Board of Directors reviewed a proposal for the 2027 Contract Rate Increase submitted by Patrol Masters. It was the general consent of the Board of Directors to approve the increase from 567.51/month to \$590.21/month.

Proposal – Accurate Voting Services – Inspector of Election

The Board of Directors reviewed proposals submitted by Accurate Voting Service for 2027 Inspector of Election services. It was the general consent of the Board of Directors to table the proposal. Management was directed to obtain additional proposals.

Proposal – Personal Touch Cleaning – Seasonal Cleaning

The Board of Directors reviewed a proposal submitted by Personal Touch Cleaning for various seasonal cleaning services. It was the general consent of the Board of Directors to approve to have the restroom floors cleaned, in the amount of \$695.00.

Proposal – Mobile Fire Extinguisher – Annual Fire Extinguisher Service

The Board of Directors reviewed a proposal 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.

Proposals – 1 Coronado Cay – Wood Repairs

The Board of Directors reviewed proposals submitted by MCC Construction and Beach Cities Roofing for wood repairs at 1 Coronado Cay. It was the general consent of the Board of Directors to approve the proposal submitted by MCC Construction, in the amount of \$895.00.

Proposals – 35 Carlsbad – Deck Recoating

The Board of Directors reviewed proposals submitted by MCC Construction, Humburg & Associates and Integra Construction for deck recoating at 35 Carlsbad. It was the general consent of the Board of Directors to approve the proposal submitted by Integra Construction, in the amount of \$1,300.00.

Proposals – 117 Breakers – Deck Recoating

The Board of Directors reviewed proposals submitted by MCC Construction, Humburg & Associates and Integra Construction for deck recoating at 117 Breakers. It was the general consent of the Board of Directors to approve the proposal submitted by Integra Construction, in the amount of \$1,000.00.

Proposals – Tree Trimming

The Board of Directors reviewed proposals submitted by Villa Park Landscape, California Arbor Care and Great Scott Tree Care for various tree trimming. It was the general consent of the Board of Directors to approve the proposal submitted by Villa Park Landscape to trim Palms, Figs and Tristania trees, in the amount of \$7,595.00.

PROPOSALS – continued

Proposal – Villa Park Landscape – March Walk Items

The Board of Directors reviewed a proposal submitted by Villa Park Landscape for items noted on the March Landscape walk. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$772.50.

Proposals – Fire Sprinkler 5-Year Certifications

The Board of Directors reviewed proposals for 5-year fire sprinkler certification repairs and testing submitted by The Alarm and Fire Company, Shield Fire Protection and Orange County Fire Protection. It was the general consent of the Board of Directors to approve the proposal submitted by The Alarm and Fire Company to replace all fire sprinkler heads in each unit with fire sprinklers, rather than testing 4 heads per unit. Board Member Debbie Logan will discuss costs with the company to see if they can reduce the price by at least \$20,000.00.

Proposals – Monthly Pool Service

The Board of Directors reviewed proposals for monthly pool service submitted by Aqualine Pool Service, Bluearay and Aquapure Pool Services. It was the general consent of the Board of Directors to approve the proposal submitted by Aqualine Pool Service for an average monthly cost of \$467.00 to being services on June 1, 2026; and to provide termination notice to Best Pool Service effective May 31, 2026.

Proposal – VanDerPol & Company – Audit & Tax Preparation

The Board of Directors reviewed a proposal submitted by VanDerPol & Company for audit and tax preparation. It was the general consent of the Board of Directors to approve the proposal, in the amount of \$1,425.00.

Proposal – Accurate Termite – 41 Breakers Termite Inspection Report

The Board of Directors reviewed the termite inspection report submitted by Accurate Termite for 41 Breakers. It was the general consent of the Board of Directors to approve the proposal for treatment of item 2A, in the amount of \$165.00.

ADMINISTRATIVE ACTIONS

94 Carlsbad – Patio Drainage

The Board of Directors reviewed correspondence submitted by 94 Carlsbad regarding clogged drainage on their patio, which they state that work was previously performed by the Association and request clarification of who is responsible for clearing the drain. Management was directed to inform the homeowner that this is homeowner responsibility to resolve.

FHA Approval

The Board of Directors reviewed correspondence showing that the Association's FHA renewal was approved. No action was required.

Annual Calendar Review

The Board of Directors reviewed the Annual Calendar. Management to verify pool heat was turned on by April 1st.

NEXT MEETING

The next scheduled Board of Directors meeting will be held on Monday, June 15, 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 7:30 p.m.

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ATTEST:

Signature

Signature

Date

Date