

Karen Hayes, Secretary
1127 Tenth St Association
1127 Tenth St, Santa Monica CA 90403
760 451 3655. info@foa.org

MINUTES OF HOA ANNUAL MEETING HELD November 18,2023

Present:

Karen Hayes 101
Jim Hayes 101
Julie Rice 102
Elena Masilek 201
Stephanie Bernstein 204
David Nakabayashi 203
Fletcher Allen 202
Erwin Villaorduna 304
Nader Dajani 304
Robert Cunningham 301
Leigh-Ellen Louis 301

There were no elections – Fletcher Allen, David Nakabayashi and Karen Hayes will continue on the Association Board of Directors.

Financial statement and budget for next year were presented by David. We will have a 12% increase in our regular HOA dues to cover the increase in expenses for 2024. Unanimous Written Consent of HOA Board of Directors attached. The new dues will start in January of 2024.

In addition, the Board proposed a special assessment of \$40,000 for the following projects:

Gutter replacement
Roof Refinish
New Mailbox

Members will need to vote for approval of the special assessment. The ballot is attached. A paper copy will be provided also. Please return to Karen at info@foa.org Or leave at unit 101.

This payment will be due by July of 2024.

The SBA loan fee will be closing out next summer

See the attachment at the end of this document for financial statement and budget.

Other items discussed:

Additional projects identified for future special assessments:

Reseal landing walkway on all floors
Replace shingles on shingle roof sections at the front of the building

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Refinish/repaint railing caps on the landings
Repair/repaint garage wall

Replace landing doors
Owners are encouraged to submit items to the list of future projects

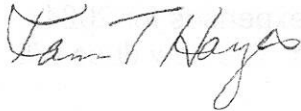
Karen will work with Leigh-Ellen to review policy on owner leasing and recommend effective outreach to owners regarding enforcement procedures.

Security for the building was discussed. Additional security precautions will be explored.

Termite inspection/treatment will be scheduled – notice will go out soon

Meeting adjourned

Submitted by:



Karen Hayes, Secretary
1127 Tenth St Condominium Association

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1127 Tenth St Association
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November 28, 2023

To: 1127 10th St Assn. Members:

Re: Vote on Special Assessment for HOA projects

You need to vote to approve the Special Assessment presented by the FOA 1127 10th St Assn Board of Directors at the Annual Meeting. The Results of the vote will be forwards to all owners. Special Assessments must be approved by 50% of the owners.

Vote on Special Assessment

At the 11/18/23 Annual meeting, the 1127 Tenth St Association Board of Directors proposed a special assessment of \$40,000 for the following projects:

Roof refinishing
Gutter replacement
New mailbox unit

Special Assessments must be approved by 50% of the owners. A membership vote must be done by secret ballot.

Please sign below and return to Karen at info@foa.org

Approve of the special assessment as outlined above

DO NOT Approve of the special assessment as outlined above

Name: Cunningham/Louie Unit # 301

Signature: Robert Cunningham

Date: 11/21/24

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| **Approve** of the special assessment as outlined above

| **DO NOT Approve** of the special assessment as outlined above

Name: Julie Rice Unit #102

Signature: Julie Rice

Date: 12/17/23

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I DO NOT Approve of the special assessment as outlined above

Name: David Nakabayashi Unit # 203

Signature: 

Date: December 15, 2023

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I DO NOT Approve of the special assessment as outlined above

Name: Alan Bernstein Unit # 204

Signature: 

Date: 12-12-23

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I **DO NOT Approve** of the special assessment as outlined above

Name: Erwin and Nader Villajani Unit # 304

Signature: 

Date: 12/04/23

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DO NOT Approve of the special assessment as outlined above

Name: James E Hayes Unit # 101

Signature: 

Date: January 19, 2024