

**THE VILLAGE CONDOMINIUM OWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
Thursday, February 28, 2008**

**CALL TO ORDER:**

The Annual Meeting was called to order at 7:30 p.m. by Greg Tiritilli, President.

**QUORUM OF OWNERSHIP:**

A quorum of the ownership was established with 206 units represented in person or by proxy.

**APPROVAL OF MEETING MINUTES:**

**MOTION: (Lois Diers/Allen Jaclford)** to approve the February 28, 2007 annual meeting minutes. The motion carried.

**INSPECTORS OF ELECTION:** The board assigned the following volunteer homeowner as inspector of election: Juta Herold. Tracy Vees and Xochtle Angulo from Horizon Management Company also served as appointed inspectors of election.

**GUEST SPEAKERS:**

- Mike Gin, Mayor of Redondo Beach, addressed the members. Mr. Gin talked about some of the land zoning challenges the City faces at the Pier area; he also spoke about the plans for the future of the Pier area.
- Matt Smith from RS Elevator spoke to the members regarding the elevator maintenance and he indicated that the elevators are in excellent working condition.

**OFFICERS REPORTS:**

Board president, Greg Tiritilli gave the members his report on some of last year's accomplishments by the Board:

- Painting and railing project start up that will cost \$218,300.
- Railing – owner survey sent to owners to see if they wanted to keep the existing systems or upgrade to a glass railing system. The owners decided to keep the existing systems.
- 2008 projects will include the garage slab invasive testing
- 2009 projects will include roof replacement

**FINANCIAL REPORT:**

Ramon Pelayo gave the members the financial report as of January 2008. There was \$1,563 in operating cash and there was \$1,355,874 in reserves.

**NOMINATIONS AND ELECTION:**

Larry Hannah was nominated from the floor by one of the homeowners.

The following members were elected to the Board of Directors: Addy Bagnasco, Greg Tiritilli, Ramon Pelayo, Jonathan Nook and Larry Hannum.

**ELECTION OF OFFICERS:**

The following officers were elected by the Board:

Greg Tiritilli, President  
Addy Bagnasco, Vice-President  
Ramon Pelayo, Treasurer  
Larry Hannah, Secretary  
Jonathan Nook, Member at large

**RESOLUTIONS:**

1. The tax resolution passed with 189 “yes” and 4 “no” votes.
2. The Verizon Fiber Optics Upgrade resolution passed with 191 “yes” and 11 “no” votes.

**HOMEOWNERS FORUM:**

Open forum was conducted by Martha Olvera of Horizon Management Company while the appointed inspectors of election tallied the votes. The following items were discussed by homeowners:

- An owner expressed concerns about noises from neighboring pier businesses, especially on the weekends.
- Another owner expressed concerns about increased car break ins at the complex.
- An owner living at the 630 building expressed concerns about water intrusion in the hallway at the P1 level when it rains. The owner asked if the problem will be fixed before the painting takes place.
- A homeowner asked if the painting includes the perimeter iron fencing; Greg indicated that will be an “in house” project.
- A homeowner asked about the lighting along Torrance Blvd. at the pier; it was mentioned that the lights will be replaced.

**NEXT MEETING AND ADJOURNMENT:**

There being no further business before the Board, the meeting was adjourned at 9:15 p.m. The next board meeting date will be posted in the common areas and in the Association’s web site.

**APPROVED:**

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President

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Secretary