

NEWSLETTER

Capri By the Sea

December 2014

Edition 1, Volume 1

Assessment Fee Increase: Owners will see an increase in monthly assessments of 10% as of November 1st. If your November statement looks incorrect, not to worry. Adjustments will be made in December for an accurate statement. Please let us know if the adjustment is not made.

CC&R Update: The CC&R restatement project is currently on hold to accommodate owners requesting more time to review the draft CC&R's. A town hall style meeting will be announced early next year for owners to join the conversation. If you wish to submit comments in the meantime, please do so to any board member or to General Manager Trina Marxen.

Roof Antenna: The Capri is pleased to announce an agreement with TruePath Marine to install an internet antenna on the south roof which will provide internet service to passing cruise ships and will bring additional monthly revenue to the Association. The antenna will be small and inconspicuous so the beauty of the Capri will remain unmarred.

COMMITTEE CORNER

CC&R: Lois Cashell, Pauline Newberg, Diane Pollard, Jerry Neuman

Architectural: Neal Lewis, Diane Pollard, Peter Caccamise, Pauline Newberg

Business: Bruce Gingles, Pauline Newberg, Peter Caccamise, Diane Pollard

Budget/Finance: Darwin Weeks, Neal Lewis, Bruce Gingles

Manager's Report



Since joining Capri by the Sea in June 2014, many projects both large and small have been completed with the goal being to maintain operating systems, address safety, and preserve the beauty of the Capri. We have successfully addressed large plumbing issues such as replacing sewer lines, overhauling the south boiler system, and many smaller leaks and stoppages. Safety continues to be a concern and so mirrors and lights have been installed where visibility is poor, new ropes and security bars have been installed, and faded signage replaced.

Maintaining the Capri is our top priority. If there is an item you would like to bring to management's attention, please contact Trina at (858) 270-6878 or

trina.marxen@fsresidential.com

President's Comments

The concrete work is almost concluded on the west side of the building and the entire project will be concluded the first full week of January after a small break for the holidays. SDG&E will be performing repairs in the alley over the next few weeks, so you may see and hear work in that area. You may contact Trina Marxen, General Manager for an update at any time. Meeting minutes will be sent once approved at the January board meeting. The new Board of Directors is looking forward to another great year. Please feel free to contact any one of the Directors with issues or concerns.

Future Newsletters

We will send the newsletters to the emails that we have on file. If you want to add your email to the list, contact Trina. A hard copy of this and future newsletters will be available at the front desk upon request.

Board Meetings



January 10
March 21
May 16
July 11
September 19
November 14

CLOSURES



Management Office will be closed:
December 25 & 26
January 1 & 2

MEET THE DIRECTORS

PAULINE NEWBERG, PRESIDENT

Pauline previously served on the Capri board as Member at Large and is a retired partner of Deloitte and Touche.

PETER CACCAMISE, VICE PRESIDENT

Peter previously served on the Capri board as President and is owner of Capri Beach Accommodations.

DARWIN WEEKS, TREASURER

Darwin is the long-serving Treasurer for the Capri Board and is a retired CFO.

JERRY NEUMAN, SECRETARY

Jerry is new to the Capri board this year and is a retired OB/GYN.

NEAL LEWIS, MEMBER AT LARGE

Neal previously served on the Capri board as Secretary and is a retired CPA.

DIANE POLLARD, MEMBER AT LARGE

Diane has served on the Capri board in past years and is a successful entrepreneur.

BRUCE GINGLES, MEMBER AT LARGE

Bruce previously served on the Capri board as Member at Large and is a successful entrepreneur.

SUGGESTIONS, QUESTIONS, COMMENTS?

Please contact Trina Marxen, General Manager for any questions or concerns, suggestions or items to be addressed. Owners may submit items of community interest to be considered for publishing on the Capri website or in future editions of the Capri Newsletter

Trina Marxen, General Manager (858) 270-6878 trina.marxen@fsresidential.com