

**TALEGA GALLERY COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS' MEETING**

**Tuesday, September 23, 2025, at 4:30 p.m.**

**The Talega Gallery Clubhouse**

**22 Calle Galeria, San Clemente, CA 92673**

**NOTICE AND AGENDA**

**A. CALL TO ORDER**

- B. HOMEOWNERS FORUM** *(Owners wishing to address the Board on a topic not on the agenda may do so during Homeowners Forum. Participation is limited to three minutes per person. Upon being recognized by the Board President the owner will be invited to the podium. The Board does not have to respond but can ask clarifying questions or consider action items for a future meeting. (The Board cannot act on an item not on the agenda).*

**C. BOARD OF DIRECTORS MEETING MINUTES**  
**August 26, 2025, General Session Meeting Minutes**

**D. COMMITTEE MEETING MINUTES CONSENT CALENDAR**

Landscape Committee – August 14, 2025, Meeting Minutes.

Budget and Finance Committee – August 21, 2025, Meeting Minutes

O&M Committee – August 7, 2025, Meeting Minutes

Seagarden Advisory Committee – August 6, 2025, Meeting Minutes

Information Technology Committee – August 13, 2025, Meeting Minutes

Recreation Committee – August 11, 2025, Meeting Minutes

Ad Hoc Landscape Committee – August 11, 2025, Meeting Minutes

**E. PENDING BUSINESS**

**Talega Gallery Financial Dashboard for August 2025**

**Talega Gallery Financials for August 2025**

**Seagarden Financials for August 2025**

**F. COMMITTEE REPORTS**

Seagarden Committee	Frank Courtney, Chairperson
Landscape Committee	Steve Jones, Chairperson
B&F Committee	Phil Collins, Chairperson
Recreations Committee	Diane Hager, Chairperson
O&M Committee	Kip Robbins, Chairperson
IT Committee	Dean Waldfogel, Committee Member
Ad Hoc Landscape Committee	Colleen Wilson, Chairperson

- G. O&M Committee Appointment**
- H. Ongoing Monthly Transfer Request**
- I. AT&T Fiber Installation Contract**
- J. 2025-26 Insurance Renewal**
- K. Accurate Termite & Pest Control**
- L. Change Gate Code**
- M. ProTec Monthly Maintenance Contract**
- N. Formation of Architectural Committee**
- O. Inspector of Elections Proposals**
- P. General Manager Update**

**HOMEOWNERS FORUM** *(Owners wishing to address the Board on a topic not on the agenda may do so during Homeowners Forum. Participation is limited to three minutes per person. Upon being recognized by the Board President the owner will be invited to the podium. The Board does not have to respond but can ask clarifying questions or consider action items for a future meeting. (The Board cannot act on an item not on the agenda).*

**The next Board of Directors meeting will be held on Tuesday, October 28, 2025, at 4:30PM.**

## **ADJOURNMENT**

### **Zoom Link**

<https://us02web.zoom.us/j/83877425965?pwd=CD0KDrFFKYXWTxWovJAWls4YkVMVjB.1>