

CAPISTRANO BAY DISTRICT
AGENDA REPORT
April 24, 2012

Committee Reports

ITEM I.3

Committee Recommendation to Contract with Webb Community Management

Tonight's meeting will mark the fourth opportunity at a publicly held meeting for property owners to ask questions, request information and discuss the Committee's recommendation with both the Committee and the Board of Directors. Public meetings on this topic were held as follows:

- February 28th Board meeting
- March 27th Board meeting
- April 14th Townhall meeting at Hamilton's home at 35161 Beach Rd.
- April 24th Board meeting

Present at the townhall meeting on April 14th to answer questions were District Board members Ambrose Masto and Alex Martinez, District Manager Don Russell, Ad Hoc Committee members Nadine Levinson and David Wilson, and Peggy & Tom Webb of Webb Community Management Inc.

Also in attendance were 27 homeowners who spent a two-hour period asking questions and participating in a good round of discussion with Webb Management and the Ad Hoc Committee on this topic. There was no time limit set for anyone wanting to speak or ask questions or request clarifications and the meeting adjourned when homeowners were done with their questions.

Should the Board take action to approve the Webb Community Management proposal, the decision would have to be contingent on the review by both sides regarding the language and details in the final contract form. The draft contract was reviewed by our legal counsel last week and has been returned to Webb for review of the proposed revisions. A final contract agreement should not take too much longer to wrap up – possibly by the first week in May.