

MINUTES
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
AUGUST 1, 2011

BOARD PRESENT: Mike Robles-Wong, President
Maureen Leitz, Treasurer
Dennis Pagones, Secretary
Bill Pai, Director
Gary Lym, Director

STAFF PRESENT: George Kay, Executive Director
Jacqui Galvez, Administrative Assistant

OTHERS PRESENT: See attached sign-in sheet.

CALL TO ORDER / APPROVAL OF AGENDA

Mr. Robles-Wong called the meeting to order at 6:48P.M. The Board reviewed the agenda and moved to approve as submitted.

VOTE: carried unanimously.

OPEN FORUM

No one was present and there were no items for discussion in Open Forum.

CONSENT CALENDAR

The Board moved and seconded to approve the consent calendar as submitted without discussion.

VOTE: carried unanimously.

A. Approval of Minutes

The Board moved and seconded to approve the minutes from the meeting on June 29, 2011 as presented.

VOTE: carried unanimously.

B. Committee Reports

i. Architectural

- i. Minutes for the meetings of 6/5/11 and 6/20/11 were reviewed.
- ii. Architectural Year-to-date work load chart and graph were reviewed.

ii. Cooking Committee-No report submitted.

iii. CLASS-Mr. Ron Lappa and Ms. Carmen Borg were present to update the Board on the continued difficulties in dealing with the Port of Oakland. CLASS has been working on a written compliance agreement with the Port for the last three years and is finally down to one sticking point-the Port is operating with a gross weight limit that is higher than the limit set forth in the settlement agreement. CLASS is trying to prevent going back to court but the Port is stonewalling the process. CLASS is also requesting that the Port notify CLASS of any changes before actually implementing them. The goal is to have the settlement agreement coincide with operations. An audit is scheduled to begin in a couple of weeks to evaluate the data in preparation of having to return to court. Mr. Lappa asked if a reminder could be placed in the Gulls Call listing the airport hotline number for homeowners to call. **Mr. Kay** reminded the Board that there is \$107,000 in reserve for CLASS in the event of future litigation.

C. Executive Director's Report

i-iv. Reports from General Administration, Security, Management Services, and Maintenance were accepted as presented.

D. Financial Report

i-iii. The financial report was accepted as presented.

E.D. COMMENTS

Mr. Kay reported that the aquatic harvesting project is just about complete, on time and on budget. Director of Maintenance Joe Landaeta will walk the entire lagoon in the next day to sign off on the project.

Mr. Kay stated that two candidates have enlisted to run for the Village 3-B Representative position. The candidates are Ken Manley and Charles Hodgkins. Ballot packages will be mailed to the electors next week.

Mr. Kay reported that all violation letters now include a photo of the violation.

Mr. Kay stated the next Presidents' Council meeting has been scheduled for August 15th.

Mr. Kay reported that the e-waste event that will be held in October will also include a free personal document shredding event provided by Recall Document Destruction Services. Both events will be promoted heavily and are free and open to the public. If the shredding portion is successful, it will be done in the spring as well.

Mr. Kay stated the new security cameras have all been installed and training is happening now on how to use them. There are five cameras that are web-based and capture color video during the day and black & white video at night. The cameras have motion sensors and only record when there is movement. The cameras can zoom in but cannot pivot, and all the information recorded can be archived and burned to a CD.

Mr. Kay stated that Mr. Tim Hoppen and Mr. Joe Ernst will be attending the next CHBI board meeting to discuss their respective projects during Open Forum.

Mr. Kay stated that he and **Mr. Robles-Wong** met recently with the acting fire chief to follow-up on the poor performance shown during several occasions here at the Community. Ms. Joy Dean, principal from Earhart Elementary School, was also in attendance. The fire chief will continue working with the Community to improve performance and develop multiple avenues for notifying residents of disasters in a more timely and efficient manner. The Board directed **Mr. Kay** to follow-up with the fire department via written letter detailing what was discussed at the meeting, with a copy going to City Manager John Russo.

OLD BUSINESS

Community Infrastructure – **Mr. Kay** stated that Comcast continues to replace the “fake rock” utility boxes throughout the associations.

Amendments to Intercultural Committee's By-laws – **Mr. Kay** stated that the Intercultural Committee has decided not to update its bylaws at this time.

Update on Harbor Bay Landing Condition – **Mr. Kay** reported that he will be contacting a land use attorney to further discuss legal courses of action with regard to Harbor Bay Landing.

NEW BUSINESS

Correspondence – Correspondence was read quietly by the Board.

ADJOURNMENT – 7:20PM

The next regular Board of Directors meeting is scheduled for August 15, 2011.