

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
APRIL 24, 2024

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer (appointed at 6:47PM)

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER
President Pai called the meeting to order at 6:45PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

President Pai motioned to approve the agenda. Director Hoffer seconded the motion.
VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

APPOINTMENT OF LEE HARRIS-VILLAGE 1-C REPRESENTATIVE
President Pai introduced Mr. Lee Harris to the Board and advised them of his extensive experience sitting on various boards, including the Master Board previously. Executive Director Jaeger announced the results of the Annual Meeting of Electors:

President Pai motioned to approve to appoint Mr. Lee Harris to the Master Board as the Village 1-C Representative. Director Hoffer seconded the motion.
VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

OPEN FORUM
Homeowners spoke during Open Forum.

PRESENTATION-OAKLAND INTERNATIONAL AIRPORT/PORT OF OAKLAND COMMUNITY UPDATE
Mr. Danny Wu and his team presented to the Board an overview of the Oakland Terminal Modernization and Development Project and next steps.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on March 27, 2024. Director Hoffer advised staff of corrections. The Board also reviewed the architectural and security reports.

President Pai motioned to approve the Consent Calendar as submitted, but not the minutes due to corrections to be made. Secretary Obot seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Beusterien, Lym, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris).

REPORTS

- a) **CLASS-CLASS** President Jon Hamilton updated the Board and reacted to the presentation from the Port of Oakland on the Oakland Airport Terminal Modernization and Development Project.

- b) **Directors**
President Pai advised that his boards are concerned with pedestrian safety.
Vice President Lym advised the Board that pedestrian safety routes to schools are being discussed and put on the City Council's agenda.
Treasurer Beusterien had nothing new to report.
Secretary Obot reiterated to the Board how upset Woodbridge Treasurer Gary Cerio is with the discontinuation of security reports being given to the boards.
Director Hoffer reported that CBR's PSL project is still on schedule, that the CBR pool is being re-lined, and that the CCV Board is concerned about pedestrian safety on Robert Davey Drive and would like flashing safety lights installed.
Director Paterson advised the Board that the PSL projects are continuing with testing started last week. She confirmed that PG&E completed a priority fix at CCT.

- c) **ED/Staff**
ED Jaeger advised the Board that we are treating the lagoon early this year and trying to keep up the savings.

FINANCIAL REVIEW

The Board reviewed the March, 2024 financials and the March, 2024 delinquency report. ED Jaeger advised the Board that the Community's audit is not completed yet.

Treasurer Lym motioned to accept the March, 2024 financials in accordance with Civil Code Section 5509 as well as the March, 2024 delinquency report as submitted. President Pai seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Beusterien, Lym, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris).

OLD BUSINESS

A. License Plate Readers

President Pai advised the Board of information shared at the Presidents' Council meeting held on 4/23/24. There were approximately two dozen attendees. The next step is for each village representative to touch base with their village associations to gauge interest and report back at the next month's Master Board meeting.

B. CINC Update

ED Jaeger advised the Board that CINC Systems is not able to do what we need. She and Director Paterson are interviewing other companies, with the focus on replacing our accounting software which may be discontinued.

C. Phones Update

ED Jaeger stated that staff are still working on implementation and resolving fire alarm connectivity issues.

D. Events Update

Ms. Vasquez recapped for the Board the Volunteer Appreciation Event held on 4/17/24. The Board and attendees were very pleased with the event.

President Pai advised the Board that he announced the upcoming 50th anniversary of the Community in 2025 to be celebrated with a big party/community picnic/festival. Staff will start gathering ideas and pricing now.

Ms. Vasquez added that there has been minimal response to the possibility of a crafter's market and a blood drive from the most recent GC. Vice President Lym suggested an event to certify community members for CPR with the Red Cross. Staff will look into the options.

E. Presidents' Council

Discussed earlier on the agenda during Old Business A-License Plate Readers.

NEW BUSINESS

A. Investigate Self Insurance

ED Jaeger asked the Board if they want to investigate, as per the request of a volunteer, the idea of self-insurance in light of skyrocketing insurance rates and non-coverage. The Board discussed the issue and decided not to explore self-insurance further.

B. Communications

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-8:29PM

President Pai motioned and Director Hoffer seconded to adjourn to Executive Session.

VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT BACK TO REGULAR SESSION-8:35PM

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

Legal

Legal issues were reviewed.

Delinquency

1. 087-253872-Lien

Vice President Lym motioned and Treasurer Beusterien seconded to approve forwarding on to collections.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris)

2. 093-138685-Lien

Vice President Lym motioned and Treasurer Beusterien seconded to approve forwarding on to collections.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris)

ADJOURNMENT

President Pai motioned and Treasurer Lym seconded to adjourn the meeting 8:35PM.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for May 22, 2024.

Minutes approved on _____ by _____

CHBIOA Board Member