

**MINUTES VIA VIDEO CONFERENCE & IN PERSON**  
MEETING ID: 1454610165  
**BOARD OF DIRECTORS**  
**COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION**  
**JULY 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

**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 6:46PM.

**ROLL CALL / APPROVAL OF AGENDA**

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

**Director Hoffer motioned to approve the agenda. Treasurer Beusterien seconded the motion.**

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

**PRESENTATION-OAKLAND ALAMEDA ADAPTATION COMMITTEE (OAAC) BAY FARM ISLAND ADAPTATION PROJECT ON SEA LEVEL RISE**

Ms. Lauren Eisele from Community Action for a Sustainable Alameda (CASA) presented to the Board on the goals, existing conditions, planning principles, coastal and inland flooding vulnerabilities and consideration, and draft preliminary alternatives consideration.

**OPEN FORUM**

Homeowners spoke during Open Forum.

**CONSENT CALENDAR**

The Board reviewed the minutes from the meeting on May 22, 2024.

**Vice President Lym motioned to approve the Consent Calendar as submitted. Secretary Obot seconded the motion.**

**VOTE:** Motion carried (5 in favor-Pai, Lym, Obot, Hoffer, and Harris; Beusterien and Paterson abstained from approving the minutes only; none opposed).

**REPORTS**

- a) **CLASS-CLASS** President Jon Hamilton reported the following to the Board:
  - CLASS had an attorney-to-attorney meeting with the airport in September, 2023.

- A second meeting is scheduled for September 30, 2024. The topics are expected to be the same and may or may not lead to some kind of agreement with the airport in lieu of a court case.
- High cost of involvement with a SF law firm so CLASS may be asking for a 2025 \$2.00 per household per month fee.
- OAK's plan to submit the FEIR would not occur prior to the October 2024 timeframe.

**b) Directors**

**President Pai** and **Vice President Lym** had nothing new to report.  
**Secretary Obot** reported that his boards want the security reports reinstated.  
**Director Hoffer** reported that the PSL project is progressing well and that all three board in Village 1 are in support of installing license plate readers.  
**Director Harris** is currently working with Temple Israel on landscaping issues.  
**Director Paterson** reported that all four associations in Village 3-B want to re-instate the security reports.

**c) ED/Staff**

ED Jaeger reported the following:

- A new dock was installed behind COL HOA.
- ALP is working on re-paving the bike path at BIP.
- Tree #109 in BIP was removed.

**FINANCIAL REVIEW**

- A.** The Board reviewed the May and June, 2024 financials and the May and June, 2024 delinquency report.

**Treasurer Beusterien motioned to accept the May & June, 2024 financials in accordance with Civil Code Section 5509 as well as the May & June, 2024 delinquency report as submitted. Director Hoffer seconded the motion.**

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

**OLD BUSINESS**

**A. FLOCK License Plate Readers**

ED Jaeger reported that there was a 22% response rate to the survey postcard that was sent out to the membership, higher than anything else ever sent out for response. Mr. Michael Robles-Wong, President of Costa Brava HOA, presented a map of possible locations for the cameras. The Board agreed that ED Jaeger begin discussion with the City of Alameda. Director Patterson asked if our attorney had a legal opinion on privacy issues. The Board discussed many areas of concern and is determining next steps.

**B. VANTACA Update**

ED Jaeger reported that implementation and training is ongoing with our various departments. There is a GO LIVE date of 9/1/2024. Director Harris suggested a soft launch a couple weeks prior to going live to the Community.

**C. 2025 Community Picnic/Celebration Update**

Ms. Vasquez reported that planning for next year's community anniversary celebration is beginning with determining what we want to include and a corresponding budget. The Board confirmed this will not be an annual event.

**NEW BUSINESS**

**A. CAI Buck-a-Door**

ED Jaeger informed the Board that funds raised supports bills that are good for HOAs. Director Harris will research more and report back at the next meeting. The topic is tabled until the August meeting.

**B. Communications**

The Board reviewed communications.

**ADJOURNMENT TO EXECUTIVE SESSION-9:25PM**

**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-9:35PM**

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

1. 082-325829-NODA

**Vice President Lym motioned and President Pai seconded to approve forwarding on to collections.**

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

2. 095-093641-3-year Payment Plan

**Secretary Obot motioned and Director Hoffer seconded to accept a 3-year payment plan.**

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

**ADJOURNMENT**

**President Pai motioned and Vice President Lym seconded to adjourn the meeting at 9:35PM.**

**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 August 28, 2024.

Minutes approved on \_\_\_\_\_ by \_\_\_\_\_  
CHBIOA Board Member