

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
AUGUST 25, 2024

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary (arrived 6:48pm)
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT: Cheryl Paterson, Director

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. President Pai seconded the motion.

VOTE: Motion carried unanimously (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on July 24, 2024.

President Pai motioned to approve the Consent Calendar as submitted. Vice President Lym seconded the motion.

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

REPORTS

- a) **CLASS-CLASS** President Jon Hamilton reported to the Board options they are considering relating to legal counsel, hiring an Executive Director, and next steps for budgeting and legal action.

- b) **Directors**
President Pai and **Vice President Lym** reported that. Both of their villages, 3-A and 5 respectively, are completely in support of installing the FLOCK cameras.
Secretary Obot reported that PRM BOD is concerned with installing cameras because of illegal immigrant deportation issues.

Director Hoffer reported that the PSL project is almost complete, being on time and at or under budget. He added that all of Village 1 is in support of the FLOCK cameras. Also, CBR HOA had occurrences of mail theft; the perpetrators were caught.

Director Harris is currently working with Temple Israel on landscaping issues.

c) ED/Staff

ED Jaeger reported that she has completed her HR Law Certification.

FINANCIAL REVIEW

A. The Board reviewed the July, 2024 financials and the July, 2024 delinquency report.

Treasurer Beusterien motioned to accept the July, 2024 financials in accordance with Civil Code Section 5509, Director Hoffer seconded the motion.

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

President Pai motioned and Vice President Lym seconded to accept the July, 2024 delinquency report as submitted.

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

OLD BUSINESS

A. FLOCK License Plate Readers Update

Mr. Mike Robles-Wong presented to the Board a 3-phase plan for the installation of FLOCK license plate reader cameras: \$28,350 for year 1 for nine cameras, \$22,500 for year 2, installation fee of \$5,850.

President Pai motioned to approve phase one as stated. Vice President Gary Lym seconded the motion.

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

The Board thanked Mr. Robles-Wong for his work on this project. The ED Jaeger suggested that Mr. Robles-Wong continue on as a project manager through Phase 1 towards roll-out. Mr. Robles-Wong agreed. President Pai, Secretary Obot, and Director Harris will assist with the project. An initial announcement will be included in the upcoming issue of The Gull's Call.

B. VANTACA Update

ED Jaeger reported that there have been issues with implementation pertaining to homeowner data and no option for Security data input and report taking or vacation security watch reports. Staff is continuing to work towards solutions.

C. 2025 Community Picnic/Celebration Update

Ms. Vasquez reported that the proposed date for the event is being reconsidered from mid-May to mid-August due to unreliable weather in May typically. Staff will confirm with ARPD to see if this will work with their schedule. Also, Ms. Vasquez asked the Board for guidance in the scope of the event, citing rising costs in all areas. Is the Board interested in an event similar to past Tillman Picnics (around \$15,000 in today's dollars) or something a bit bigger and more diverse (around \$30,000). The Board agreed to go with the bigger, more diverse event.

D. CAI Buck-a-Door Donation-CACM vs. CAI

Director Harris researched CAI's Buck-a-Door donation campaign and advised the Board that the donation does not come with a dedicated advocate. In his opinion, the donation is not worth it and motioned to table any action on the topic. Director Obot seconded the motion to table.

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

NEW BUSINESS

A. Website

ED Jaeger discussed with the Board options pertaining to the Community’s website. The Board reviewed the bid from our current provider, which included an additional \$10,000 charge to upgrade the website to be mobile friendly. Treasurer Beusterien suggested that Staff go out to bid again and obtain multiple bids for a website provider.

President Pai motioned and Director Hoffer seconded to go out to bid as suggested.

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

B. Corporate Transparency Act

ED Jaeger advised the Board of the Corporate Transparency Act (CTA), which went into effect on January 1, 2024. It requires many U.S. small business owners to file corporate transparency reports with beneficial ownership information. For most eligible businesses, the filing deadline is January 1, 2025. Those who fail to file by this deadline — or fail to update this information if needed — could face up to two years imprisonment and fines up to \$10,000, in addition to civil penalties of up to \$591 per day. CHBIOA and BIP HOA are exempt from the law as they are both 501c4’s as they provide amenities that are of public use. All of the remaining boards will be required to file. The Board asked ED Jaeger to provide verbiage so that they can reiterate the message to their respective villages. ED Jaeger stated that the association managers will inform the boards of the new law and the requirements so that the Board does not have to forward the information.

C. Communications

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-8:28PM

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

VOTE: Motion carried unanimously (5 in favor-Pai, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT BACK TO REGULAR SESSION-8:41PM

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

Legal issues and delinquencies were discussed.

ADJOURNMENT

President Pai motioned and Director Obot seconded to adjourn the meeting at 8:41PM.

VOTE: Motion carried unanimously: 5 in favor (Pai, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for September 25, 2024.

Minutes approved on _____ by _____
CHBIOA Board Member