

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

**BOARD MEMBERS PRESENT:** Bill Pai, President  
Gary Lym, Vice President  
Paul Beusterien, Treasurer  
Bassey Obot, Secretary (arrived at 6:47PM)  
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 6:45PM.

**ROLL CALL / APPROVAL OF AGENDA**

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda. ED Jaeger informed the Board that Mr. Robles-Wong's presentation will follow the presentation by Captain Emmitt.

**President Pai motioned to approve the agenda. Director Hoffer seconded the motion.**

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

**OPEN FORUM**

Homeowners spoke during Open Forum.

**Q&A WITH CAPTAIN JEFFREY EMMITT, ALAMEDA POLICE DEPARTMENT-FLOCK ALPR**

Captain Jeffrey Emmitt from the Alameda Police Department came to answers questions from the Board regarding the Flock ALPRs.

**FLOCK COMMITTEE RECOMMENDATIONS**

Mr. Mike Robles-Wong advised the Board of the committee's recommendations and provided an update.

**Director Harris moved to approve items 5a-5d on the agenda, specifically: 1) CHBIOA ALPR Licensing Agreement, 2) CHBIOA ALPR Policy (1<sup>st</sup> review), 3) CHBIOA ALPR Order Form, and 4) CHBIOA ALPR Master Agreement. Secretary Obot seconded the motion.**

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

## **CONSENT CALENDAR**

The Board reviewed the minutes from the meeting on August 28, 2024.

**Director Hoffer 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); 1 abstention (Paterson); none opposed.

## **REPORTS**

- a) **CLASS-CLASS** President reported to the Board that CLASS attorneys were meeting with their counterparts at Oakland Airport to discuss ways in which the airport could better abide by the terms of the settlement agreement. These include working to limit jet departures from North Field, modifying maintenance procedures to minimize diversion of commercial jets from South Field to North Field, and working with SFO to extend the nighttime 30° left turn of departures from South Field to daytime as well.
- b) **Directors**  
**President Pai** reiterated that the associations in his village are all in favor of the Flock ALPRs. **Vice President Lym, Treasurer Beusterien, Director Hoffer, and Director Harris** all had no new issues to report.  
**Secretary Obot** reported that PLB and WDB BODs are concerned with installing cameras because of illegal immigrant deportation issues.  
**Director Paterson** reported that BLB is still asking for the Community's security reports to be reinstated to the boards.
- c) **ED/Staff**  
ED Jaeger reported that she has begun sending weekly updates on Mondays and will continue as long as the Board finds it helpful.

## **FINANCIAL REVIEW**

### **A. August, 2024 Financials**

The Board reviewed the August, 2024 financials.

**President Pai motioned to accept the August, 2024 financials in accordance with Civil Code Section 5509, Director Hoffer seconded the motion.**

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

### **B. Delinquency Report & Notice of Default #24-11359**

The Board reviewed the delinquency report and the notice of default filing.

**Vice President Lym motioned and Secretary Obot seconded to accept the August, 2024 delinquency report as submitted, including filing a notice a default for #24-11359.**

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

### **C. 2025 Budget**

Treasurer Beusterien presented the proposed budget on behalf of the Finance Committee to the whole board. There will be a 5% increase in assessments. The Board recognized formally the efforts of ED Jaeger and Assistant Controller Araceli delos Reyes in coming up with the proposed budget.

**President Pai motioned and Vice President Lym seconded to approve the 2025 budget as submitted.**

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

**D. 2025 Reserve Study & Contribution**

The Board reviewed the reserved study and contribution and agreed to follow the recommendations of the reserve analyst.

**President Pai motioned and Vice President Lym seconded to approve the 2025 budget as submitted.**

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

**OLD BUSINESS**

**A. 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. Ms. Vasquez spoke with ARPD and confirmed that an event in August should not conflict with any ARPD events, except that it will conflict with youth soccer who has games/practices Saturday morning into the mid-afternoon. Staff will inquire with youth sports to see about their schedules for next year.

**NEW BUSINESS**

**A. Elevator Upgrade**

ED Jaeger advised the Board that the elevator in the Community Center is in need of an upgrade. Work is scheduled to begin in November and will last for approximately six weeks. Signs will be posted a few weeks in advance to advise those who use the elevator and will list a phone number to call to have upstairs staff come downstairs as needed to assist homeowners with business matters.

**B. Communications**

The Board reviewed communications.

**ADJOURNMENT**

**Director Harris motioned and President Pai seconded to adjourn the meeting at 8:36PM.**

**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 October 23, 2024.

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