

**MINUTES VIA VIDEO CONFERENCE & IN PERSON**  
MEETING ID: 83152527180  
**BOARD OF DIRECTORS**  
**COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION**  
**OCTOBER 22, 2025**

**BOARD MEMBERS PRESENT:** Bill Pai, President  
Gary Lym, Vice President  
Paul Beusterien, Treasurer  
Gary Hoffer, Secretary  
Lee Harris, Director

**BOARD MEMBERS ABSENT:** Tim Coffey, Director

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

**CALL TO ORDER**

Vice President Lym called the meeting to order at 6:48 PM.

**ROLL CALL / APPROVAL OF AGENDA**

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

**President Pai motioned to approve the agenda as submitted. Secretary Hoffer 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 September 24, 2025.

**Vice President Lym motioned to approve the minutes as submitted at the meeting as well as all of the Consent Calendar. President Pai seconded the motion.**

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

**REPORTS**

**A. CLASS**

CLASS President Jon Hamilton was not present.

**B. Directors**

The Directors gave reports.

C. **Executive Director/Staff**

ED Jaeger stated that training has been scheduled for board members and managers on AB 130 for Monday, November 17, 2025 at 6:30pm in the Community Center.

**FINANCIALS**

a) **September, 2025 Financials**

The Board reviewed the financials as submitted.

**Vice President Lym motioned and Secretary Hoffer seconded to accept the financials as submitted in accordance with Civil Code Section 5509,**

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

b) **September, 2025 Delinquency Report**

The Board reviewed the delinquency report as submitted.

**Vice President Lym motioned and Secretary Hoffer seconded to accept the delinquency report as submitted in accordance with Civil Code Section 5509,**

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

**OLD BUSINESS**

a) **2026 Fee Schedule Draft**

The Board reviewed the Fee Schedule Draft. The Community will charge for Gull's Call ad design and edits. No credit cards will be accepted.

**Vice President Lym motioned and President Pai seconded to accept the proposed 2026 Fee Schedule as submitted and Staff is to send it out for the 28-day comment period with the budget package.**

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

**NEW BUSINESS**

a) **CAC Decision Appeal (Pergola)**

The homeowner presented his appeal to the Board. Discussions began; however, the Board decided that further investigation was needed.

**Treasurer Beusterien motioned and Director Harris seconded to table further discussion and decision until the next board meeting on 12/10/25.**

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

b) **Board Communications**

The Board reviewed the draft Media Communication Policy submitted by ED Jaeger. The Board asked Director Harris to work with ED Jaeger and submit a revised policy for the Board to review and take action on at the next meeting on 12/10/25.

**Vice President Lym motioned and Secretary Hoffer seconded to review the revised policy at the next board meeting on 12/10/25.**

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

**c) Communications**

The Board reviewed the information provided.

**ADJOURNMENT TO EXECUTIVE SESSION- 7:40PM**

Legal and Personnel issues were discussed.

**ADJOURNMENT- 8:00PM**

**Secretary Hoffer motioned and Vice President Lym seconded to adjourn the meeting at 8:00pm.**  
**VOTE:** Motion carried unanimously: 5 in favor (Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for December 10, 2025.

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