

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 83980139249
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
DECEMBER 10, 2025

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

BOARD MEMBERS ABSENT: None

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

CALL TO ORDER

Vice President Lym called the meeting to order at 6:45 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 (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris and Coffey); none opposed or abstained.

OPEN FORUM

Homeowners spoke during Open Forum.

CAC APPOINTMENT

The Board reviewed the information provided for Ms. Dana Duncan.

Vice President Lym motioned to approve the appointment of Ms. Dana Duncan to the Community Architectural Committee (CAC). Secretary Hoffer seconded the motion.

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

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on October 22, 2025.

Secretary Hoffer 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 (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

REPORTS

A. CLASS REPORT

CLASS presentation by Jon Hamilton to Master Board at Dec, 2025 BOD meeting:

- CLASS would very much like to thank the Master Board and the HOA residents for their continued support and to recognize also that the CHBI BOD had increased the CLASS support for 2026 from \$1.50 to \$1.75 per home per month.
- CLASS held its annual meeting a few weeks ago and notification went out to over 500 of the CLASS email subscribers.
- There was an MD-11 crash on Nov 3rd; as a result, all MD-11s (which includes FedEx cargo planes) have been grounded indefinitely. This will result in a reduction in night noise from 2:30AM till 8AM. These planes were due for retirement, but the date keeps slipping to the future.
- Greg Boller and Jon Hamilton are the voting representatives to the OAK noise forum as appointed by the city council.
- One outcome of the settlement agreement in 2025 was the increased communication between OAK and SFO. Last week the SFO noise forum had an hour-long discussion of vertiports for Advanced Air Mobility (AAM). Mr. Hamilton called this the "UBER Air". The idea is that one would use their UBER Air app to secure a seat in the electric helicopter and fly say from Alameda to San Francisco airport for \$140. This business model would require 80 flights per hour according to the SFO presentation.
- The FAA is in a bit of a mess now and SFO is not getting traction with them for air route changes, and neither are we getting additional planes to turn 6 degrees to the left till perhaps 2027.

B. Directors

The Directors gave reports.

C. Executive Director/Staff

Security Director Javier Silva updated the Board on the following: 1) there's been a drop in crime in Harbor Bay over the last year, possibly attributable to the installation of FLOCK LPR cameras; there was an instance of vandalism in LTB (4 slashed tires) and a theft of project materials at BWV; the Security Department will be filling up for gas at the Chevron station on Park Street because it is the closest distance and because they are open 24 hours (in lieu of the closure of the Harbor Bay 76 station); and CHBIOA's Security Department is currently fully staffed.

FINANCIALS

a) October, 2025 Financials

The Board reviewed the financials as submitted.

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

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

b) October, 2025 Delinquency Report

The Board reviewed the delinquency report as submitted.

Director Harris motioned and Secretary Hoffer seconded to accept the delinquency report as submitted in accordance with Civil Code Section 5509,

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

OLD BUSINESS

a) CAC Decision Appeal (Pergola)

Photos submitted by the homeowner pertaining to the architectural appeal were reviewed by the Board. Staff recommended approval provided there are no lights and no shade unless the shade is made of plant material.

Treasurer Beusterien motioned and Secretary Hoffer seconded to uphold the appeal as stated.

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

b) Board Communications (Media) Policy

The Board reviewed the draft Media Communication Policy submitted by ED Jaeger and Director Harris.

Vice President Lym motioned and Secretary Hoffer seconded to accept the policy as submitted with “members” and “and the community” removed.

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

c) PSL and non-Functional Turf Updates

The Board reviewed the information provided. ED Jaeger stated that some associations are either done or in progress with projects while others are in the planning stage or looking for funding.

d) Website Update

ED Jaeger reviewed the website updates with the Board. The website is now ADA compliant. We are also considering hiring a ghost writer to write regular blogs-weekly, bi-weekly, or monthly-for the website.

Director Harris motioned and Vice President Lym seconded to budget \$100 per month with a \$200 limit monthly for ghost writing services for the blog.

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

NEW BUSINESS

a) Tree Donation to FAAS (perimeter)

The Board reviewed the letter from Cantamar HOA Board President Kerwin Allen regarding a request for CHBIOA to donate two trees for planting along the perimeter between Cantamar and the newly completed FAAS facility.

Vice President Lym motioned and Secretary Hoffer seconded the following arrangement:

- 1) CHBIOA will provide two trees of our choosing, at our cost;**
- 2) CAN may obtain their two trees at our cost;**
- 3) CHBIOA will plant all four trees;**
- 4) CHBIOA will do #1-3 above provided that Cantamar has an agreement with FAAS that FAAS will water and maintain the trees, and Cantamar will ensure this happens.**

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

b) IDR Request

ED Jaeger advised the Board of a request from homeowners (BIP #094-064063) for IDR. Director Harris and Attorney Jasmine Hale will schedule and hold the IDR, and the results will be ratified at the following board meeting.

c) Communications

The Board reviewed the information provided.

ADJOURNMENT- 8:02PM

Secretary Hoffer motioned and President Pai seconded to adjourn the meeting at 8:02pm.

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

The next regular meeting of the Board of Directors meeting is scheduled for January 28, 2026

Minutes approved on _____ by _____
CHBIOA Board Member