

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 89223773719
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JUNE 24, 2026

BOARD MEMBERS PRESENT:

Gary Lym, President
Gary Hoffer, Vice President
Paul Beusterien, Treasurer
Mita Raval, Secretary
Lee Harris, Director
Tim Coffey, Director
Wilma Wong, Director

BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

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 Lym requested that the agenda be amended to change item 9A New Business-Oakland Roots be changed to Informational/Vote. He also requested that an emergency item (Authorization to Record Lien) be added to the agenda for Executive Session.

Vice President Hoffer moved to approve the amended agenda as indicated above. Director Wong seconded the motion.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

PRESENTATION-OAKLAND ROOTS SOCCER CLUB

Ms. Lydia Tan from the Oakland Roots Soccer Club presented plans to the Board regarding holding matches at their facility at the business park beginning with the 2027 season as their lease at the Oakland Coliseum terminates at the end of this season.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on May 27, 2026.

Vice President Hoffer moved to approve the minutes from May 27, 2026 with corrections, as well as all of the Consent Calendar. Secretary Raval seconded the motion.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

REPORTS

A. CLASS REPORT

CLASS President Jon Hamilton advised the Board of the following:

“CLASS has been pushing for 3 big asks:

- (1) Get the CNDEL procedure modified so it will turn the planes 6 degrees left towards the bay when departing from the South field runway 30. This represents about 2/3 of the planes departing on 30. CLASS has already achieved getting 1/3 to turn 6 degrees to the left on a different departure procedure. The FAA has stated that CNDEL with a 6-degree turn would happen in early 2026 and has pushed this back for another year. A 6-degree turn is a 3dBA reduction in noise for BFI.
- (2) CLASS has requested that SWA not depart planes on the N field on Monday mornings between 5 and 6 AM if and when the South field runway maintenance is not yet completed. Note that Southfield runway 30 is technically closed for maintenance on Mondays from just after midnight to 6AM Monday morning. This scheduling conflict began some 10 years ago when southwest began adding pre 6AM flights. Alternatively, the airport could schedule more frequent and shorter maintenance but at a higher cost to them.
- (3) CLASS has requested that FEDEX not fly the MD-11 planes out of OAK during quiet hours 10PM to 7AM. Note that FEDEX stopped flying them after November of 2025 due to an incident when an engine fell off on takeoff and grounded all MD-11's. FEDEX has stated that they intend on resuming flights after May of 2026, but none have yet been seen at OAK. Data studied by CLASS indicates that these MD11's are 6dBA louder than any other cargo plane type used at OAK. Note UPS has retired their entire MD11 fleet.

In addition, it is clear to CLASS that we need for the City of Alameda to get more involved since 20% of the population is adversely impacted by operations. Particularly the 20 cargo planes from 2AM to 7AM six days of the week.”

B. Directors

The Directors gave their reports.

C. Executive Director/Staff

ED Jaeger advised the Board that she has been and will continue to email weekly updates to the Board, unless otherwise requested.

ED Jaeger informed the Board that CHBIOA received a payment from a class action lawsuit with Blue Shield.

ED Jaeger stated that CHBIOA will be saving due to a rebate program for lawn mowers.

ED Jaeger advised the Board that the new insurance proposal, which will be reviewed later in the agenda, will save CHBIOA \$33,000.

FINANCIALS

a) May, 2026 Financials

The Board reviewed the financials as submitted.

Director Harris moved and Vice President Hoffer seconded to accept the financials as submitted in accordance with Civil Code Section 5509.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

b) Delinquency Report

The Board reviewed the delinquency report as submitted.

Vice President Hoffer moved and Director Wong seconded to accept the financials as submitted in accordance with Civil Code Section 5509.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

OLD BUSINESS

a) Delinquency Policy Update

ED Jaeger reported that the attorney suggested that each situation be evaluated and handled independently, on a case-by-case basis. There was no vote on this item.

b) Insurance Proposal

ED Jaeger reviewed a new insurance proposal with the Board. ED Jaeger changed brokers and was advised that policies may be changed as of 6/8/2026. The new proposal saves the Community \$33,000 and has stronger coverage limits and a lower deductible.

Director Harris moved and Vice President Hoffer seconded to accept the insurance proposal as submitted.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

NEW BUSINESS

a) Oakland Roots

The Board discussed the presentation by the Oakland Roots, the impacts to the Community, and what our next steps should be, if any. The Board decided to wait and tabled the vote for a future meeting.

COMMUNICATIONS

The Board reviewed the items in Communications.

ADJOURNMENT TO EXECUTIVE SESSION- 7:52PM

The Board discussed the following:

- Legal Delinquencies
 - 091-014811-Authorization to Record Lien
 - 099-286054-Authorization to Record Lien
 - 095-09361-Authorization to Record Lien (Emergency Addition to the Agenda)

ADJOURNMENT- 7:59PM

The following was read into the minutes:

091-014811-Authorization to Record Lien

Vice President Hoffer moved and Director Harris seconded to approve the authorization as presented.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

099-286054-Authorization to Record Lien

Director Harris moved and Director Coffey seconded to approve the authorization as presented.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

095-09361-Authorization to Record Lien (Emergency Addition to the Agenda)
Director Harris moved and Vice President Hoffer seconded to approve the authorization as presented.

VOTE: Motion carried unanimously (7 in favor-Lym, Hoffer, Beusterien, Raval, Harris, Coffey, and Wong); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for August 26, 2026

Minutes approved on _____ by _____
CHBIOA Board President