

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 89223773719
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
AUGUST 26, 2026

BOARD MEMBERS PRESENT:

Gary Lym, President
Gary Hoffer, Vice President
Paul Beusterien, Treasurer
Mita Raval, Secretary
Lee Harris, Director
Tim Coffey, Director (remote-signed on 6:47pm)
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.

Vice President Hoffer moved to approve the agenda as submitted. Secretary Raval seconded the motion.

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

PRESENTATION-GERRY BEAUDIN, ALAMEDA CITY MANAGER

Mr. Gerry Beaudin introduced himself to the Board, gave some background on himself and answered questions from the Board.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meetings on June 24, 2026 (regular meeting) and July 29, 2026 (Executive Session).

Director Harris moved to approve the minutes as submitted, as well as all of the Consent Calendar. Director Wong 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 was not present; however, an email from him was reviewed by ED Jaeger with the Board. ED Jaeger advised the Board that Mr. Hamilton is planning on leaving CLASS. She asked the Board to inquire at their respective board meetings if someone may be interested in stepping up to fill the position. In addition, ED Jaeger will be meeting with Mr. Hamilton in a few weeks to discuss whether or not CHBIOA should continue to fund CLASS.

B. Directors

The Directors gave their reports.

C. Executive Director/Staff

ED Jaeger informed the Board of the status of the irrigation pipe work that has been going on for a while on Island Drive, near Oyster Shoals.

FINANCIALS

a) June and July, 2026 Financials

The Board reviewed the financials as submitted.

Director Harris moved and Secretary Raval 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 Treasurer Raval seconded to accept the delinquency report 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.

c) Set Date for Finance Committee to Review 2027 Budget

The Finance Committee-Vice President Hoffer, Treasurer Beusterien, and Secretary Raval-agreed to meet with Staff to review the draft 2027 Budget on Monday, 9/21/26 at 6:30pm.

OLD BUSINESS

a) Board Training Update

Ms. Vasquez stated that recent board trainings were well attended. The first session, a general overview, had 6 boards members attend, many of them were new to the board. The second session, a beginner session, was attended by 11 board members. The third session was an intermediate session and had 17 board members in attendance. A few board members attended multiple sessions.

b) 2026 Event Recap

Ms. Vasquez reviewed with the Board the feedback and costs of this year's community events to date. In general, the Board's feedback was positive. They suggested making minor changes to the parking lot sale to focus more on CHBIOA owners and residents first.

The Board also suggested holding a Candidates' Forum in late September/early October to hear from the candidates for Mayor and City Council on topics pertaining to Bay Farm Island, and more specifically, Harbor Bay Isle. President Lym will work with ED Jaeger on potential logistics of such an event.

NEW BUSINESS

a) 2027 Events

ED Jaeger and Ms. Vasquez asked the Board what events they'd like to see in 2027 and whether or not they'd like to continue with the parking lot sale and two document shredding/e-waste/Salvation Army drive-thru events. The Board will ask their boards and email ED Jaeger with the comments prior to the Finance Committee's budget meeting on 9/21/26.

ADJOURNMENT TO EXECUTIVE SESSION- 8:01PM

Director Wong moved to adjourn to Executive Session at 8:02pm. President Lym seconded the motion.

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

The Board reviewed the proposed payment plan for #095-093641.

Treasurer Beusterien moved to approve the proposed payment plan. Director Harris seconded the motion.

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

The Board began reviewing the governing documents draft, to be continued at the September board meeting.

Treasurer Beusterien recused himself at 8:17pm.

The Board reviewed the lawsuit.

ADJOURNMENT- 8:26PM

Vice President Hoffer moved to adjourn the meeting at 8:26pm. Secretary Raval seconded the motion.

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 September 23, 2026

Minutes approved on _____ by _____
CHBIOA Board President