

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1445924519
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
MARCH 22, 2023

BOARD MEMBERS PRESENT:

Bill Pai, President
Paul Beusterien, Vice President
Gary Lym, Secretary/Treasurer
Cheryl Paterson, Director
Michael Robles-Wong, Director
Bassey Obot, Director
Gary Hoffer, Village I Representative Elect

STAFF PRESENT:

Dawn Jaeger, Executive Director
Joe Landaeta, CHBIOA Director of Maintenance
Jacqui Vasquez, Office Manager
Amanda Meng, Association Manager

OTHERS PRESENT:

Jennifer Ott, Alameda City Manager, Presenter
Grant Scully, Baywood Village Board President
Jeremy Gillula, Centre Court Board President
Homeowner, 204 CCT
Homeowner, 214 CCT
Homeowner, 255 CCT
Homeowner, 653 CCT

CALL TO ORDER

President Pai called the meeting to order at 6:47PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. President Pai welcomed and seated Mr. Gary Hoffer as the newly elected Village 1 Representative to the Master Board for a one-year term and thanked Mr. Mike Robles-Wong for his year of service to fill the vacancy left by the passing of Ms. Carol Rivano.

The Board reviewed the agenda.

Treasurer/Secretary Lym motioned to approve the agenda as submitted. Director Obot seconded the motion.

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

PRESENTATION-CHBIOA DIRECTOR OF MAINTENANCE JOE LANDAETA REGARDING THE TREES OFF OF VETERANS' COURT

CHBIOA Director of Maintenance Joe Landaeta reviewed with the Board the plan for the trees off of Veterans' Court and the issues causing delays. He addressed concerns from Centre Court homeowners who were present regarding the loss of a sound and light barrier when trees were removed previously.

OPEN FORUM

Ms. Heike Ewert, a Centre Court homeowner, advised the Board that she fell crossing the bridge closest to Water's Edge Lodge; she did not sustain any injuries. She will send photos of the handrails to ED Jaeger for review. It was noted that these are new handrails that were not there before.

PRESENTATION-MS. JENNIFER OTT, INTRODUCTION OF NEW CITY MANAGER

The Board welcomed new Alameda City Manager Jennifer Ott to the position and to the meeting. She stated the priorities she plans to address in the next six months: hiring more police officers, improving the area at the base/Alameda Landing; addressing traffic safety concerns. The Board specifically asked that the pedestrian fatalities on Mecartney Road be addressed quickly, and Ms. Ott suggested that the Board send an email stating what they want to see done.

CONSENT CALENDAR

Director Paterson motioned to approve the consent calendar as submitted. Director Hoffer seconded the motion.

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

CLASS REPORT

No report was available at the time of the meeting.

FINANCIAL REVIEW

The Board reviewed the January, 2023 financials, the delinquency report, and the draft of the 2022 audit provided to them.

Treasurer/Secretary Lym motioned and Vice President Beusterien seconded to accept the January, 2023 financials in accordance with Civil Code Section 5509.

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

President Pai motioned and Treasurer/Secretary Lym seconded to approve the delinquency report as submitted.

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

President Pai motioned and Director Obot seconded to table approval of the 2022 audit until the next meeting so they could review it further.

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

DIRECTOR REPORTS

Director Obot provided an update to the Board regarding the Promontory Board's desire to keep their meetings hybrid. They are still skeptical about how the Owl for hybrid meetings actually works.

Treasurer/Secretary Lym suggested holding an event related to safety in Harbor Bay, similar to what has been suggested previously.

E.D. COMMENTS

ED Jaeger advised the Board that Beat 33 and Beat 34 meetings hosted by Alameda Police were recently held at the Community Center. She then asked Mr. Robles-Wong to speak on the matter. Mr. Robles-Wong reported that the Beat 33 meeting lasted approximately 30 minutes. The two officers in attendance reported that crime is still low in Harbor Bay and the majority of crime is related to theft of vehicles. It was also reported that all of the automatic license plate readers have been installed and are being tested. President Pai suggested that one of those license plate readers be installed at Bay

Edge Road, an exit point out of Harbor Bay. APD is also working to crack down on speeding vehicles on Island Drive and Mecartney Road.

ED Jaeger reported that trees came down during the recent storms. She relayed to the Board that Security Director Silva and our newest maintenance crew member were out in the storm removing tree limbs and maintaining accessibility for residents, and that our Security Department was out in the rain directing traffic around a fallen tree on Island Drive. The Board directed ED Jaeger to give those staff members tokens of appreciation for a job well done, above and beyond the expectation.

Ed Jaeger asked Mr. Robles-Wong to advise the Board of a 3-alarm house fire in Costa Brava. The house was in the process of being sold and sustained major damage. A contractor was doing work and appeared to be living in the home.

ED Jaeger stated that the CAC is still considering a rule change regarding basketball standards being left in the street overnight due to safety concerns. It is not expected to be simple. A homeowner is requesting an accommodation to allow them and was directed to put the request in writing. This would be a matter for an attorney to review.

OLD BUSINESS

- A. Bridge Dedication-Update-**Ms. Vasquez confirmed that the Walt Jacobs Bridge Rededication will be held at 1pm on Friday, April 21, 2023. More specific invitations will be going out in the next week or so.
- B. Community Events-Update-**Ms. Vasquez advised the Board that she is making arrangements for two document shredding and e-waste recycling events this year and the community parking lot sale. She will also report back on a date for the Volunteer Appreciation Lunch/Dinner scheduled for June.

NEW BUSINESS

- A. Election of New Officers-**Treasurer/Secretary Lym motioned to nominate the existing slate of officers for another term, specifically Mr. Pai as President, Mr. Beusterien as Vice President, and Mr. Lym as Treasurer/Secretary. Director Hoffer seconded the motion.
VOTE: Motion carried (4 in favor-Pai, Lym, Obot, and Hoffer; 1 opposed-Paterson; 1 abstention-Beusterien).
- B. Code of Conduct-** The Code of Conduct was distributed to all of the board members at the meeting. Ms. Vasquez collected signed documents from the entire Master Board.
- C. Appointment-Finance Committee-President Pai motioned to maintain the same members of the Finance Committee, specifically, Vice President Paul Beusterien, Treasurer/Secretary Lym, and Director Paterson. Director Obot seconded the motion.**
VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.
- D. Appointment of Board Member for IDR-Vice President Beusterien nominated Director Paterson to be the IDR representative from the Master Board. President Pai seconded the nomination.**
VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.
- E. Communications-**The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-8:40PM

The Board adjourned to Executive Session. Legal matters regarding delinquencies were discussed.

ADJOURNMENT BACK TO REGULAR SESSION-8:47PM

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

Legal and personnel matters were discussed.

ADJOURNMENT

President Pai motioned and Vice President Beusterien seconded to adjourn the meeting at 8:47pm.

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

The next regular meeting of the Board of Directors meeting is scheduled for April 26, 2023.

Minutes approved on _____

CHBIOA Board Member