

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JULY 26, 2023

BOARD MEMBERS PRESENT:

Bill Pai, President
Paul Beusterien, Vice President
Gary Lym, Secretary/Treasurer
Cheryl Paterson, Director
Gary Hoffer, Director
Bassey Obot, Director

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

President Pai called the meeting to order at 6:50PM.

ROLL CALL / APPROVAL OF AGENDA

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

President Pai motioned to approve the agenda as noted. Secretary/Treasurer Lym seconded the motion.

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

CLASS EIR REPORT-JON HAMILTON

Mr. Hamilton reported the following to the Board:

What has been done to date:

1. The FAA noise survey response has been completed by CLASS. Recall that the last gulls call article discussed the opportunity for residents to weigh in on their concerns for noise measurement. This will be submitted to the FAA prior to the deadline at the end of July.
2. Barbara Lee's office has reopened post COVID and CLASS will be attempting to present issues having to do with noise abatement.
3. The OAK airport draft EIR has been released with a closure date for comments of Sept 15th.
 - a. CLASS has 3 airport consultants hired to review the documents and provide comments of the expansion impacts to BFI residents. [Noise & Air Quality]
 - b. CLASS has contacted the city and has received notification that they will be reviewing the draft EIR. We have requested an opportunity to meet with representatives to provide information.

Where do we go from here:

1. CLASS is reworking their website to be a portal for expansion related information and how homeowners can directly respond to the draft EIR.
2. Should CLASS hold an informational town hall meeting for residents here? [Best if mid August]
3. Should CLASS send notification direct via email and/or a mailing to residents? [Best prior to mid August]

Long term issues:

1. CLASS needs volunteers. Bay Farm Island in particular.
2. BFI needs stronger representation within the city council.

President Pai motioned and Director Hoffer seconded to allow CLASS to mail out a postcard to the membership, that CLASS will fund.

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

Staff will coordinate the mailing of a postcard to the membership, set a meeting date and time, and obtain mail house pricing for Mr. Hamilton, advising of an informational meeting to be held at the Community Center to review the findings of the EIR.

OPEN FORUM

A Centre Court homeowner asked the Board for clarification on the violations form now on the website. President Pai asked staff for a more definite process for reporting perceived violations and what to expect.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on May 24, 2023. Vice President Beusterien asked that the minutes be changed to reflect that the AC Transit meeting had already happened, instead of was going to happen.

President Pai motioned to approve the consent calendar with the correction to the minutes noted above. Director Obot seconded the motion.

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

FINANCIAL REVIEW

The Board reviewed the May, 2023 and June, 2023 financials and the delinquency report.

Director Hoffer motioned to accept the May and June, 2023 financials in accordance with Civil Code Section 5509. Treasurer/Secretary Lym seconded the motion.

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

Director Hoffer 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.

DIRECTOR REPORTS

President Pai advised the Board that the City of Alameda responded on 7/24/23 to the joint letter sent pertaining to pedestrian safety on Mecartney Road. The City agreed to the requests listed and set a target date to be finished of end of 2023, but maybe a better date is before the time changes.

Vice President Beusterien advised the Board of a Q & A session with Police Chief Nishant Joshi on 8/24/23.

Treasurer/Secretary Lym asked the Board if “ring” doorbells and those types of motion camera detectors are fast track items through the Community Architectural Committee. He advised the Board that his car was recently broken into and thought it a good idea for security related items to be available for fast track. ED Jaeger said she would confirm with Architectural Standards Manager Anisa Dominguez how these items are handled.

Director Hoffer advised the Board that Costa Brava HOA has selected a bank for the PSL work and expect to sign the contract soon with the plumbers.

E.D. COMMENTS

ED Jaeger reported there had been some police activity behind the Harbor Bay Club.

ED Jaeger passed on a report from Security Director Silva that crime in Harbor Bay is on the decline. There have been no catalytic converter thefts in recent weeks.

OLD BUSINESS

A. Community Events-Update

Ms. Vasquez advised the Board of the following:

- The first event post COVID, the Summer Document Shredding & E-Waste Recycling Event held on 7/22/23 was a success. Over 125 vehicles came through the event. One and one half 17" box trucks were filled with ewaste and approximately 300 boxes of paper were shredded. The next shredding and e-waste recycling event is set for 10/14/23.
- Registrations for the parking lot sale are progressing, 52 received so far. The event is scheduled for 8/12/23.
- The Civility Pledge was sent out with the Community's financial audit in May; 9 pledges have been returned to the Community Office signed.
- Two responses have been received from the events survey published in the 2nd quart 2023 issue of The Gull's Call. The suggestions were a holiday fair and more kids' events.
- Does the Board want to increase rental fees for the Community Center? The last increase was in 2019. The Board agreed an increase would be good and suggested Ms. Vasquez return with a proposal for increase.

B. Website Proposals

The Board reviewed the proposals submitted to revamp CHBIOA's website. President Pai, Vice President Beusterien, and Director Paterson agreed to formulate a new RFP and scope of work to distribute.

NEW BUSINESS

- A. Earthquake Insurance**-ED Jaeger advised the Board of a 48% increase in earthquake insurance that was received recently. She asked the Board if they want to include the Community Center building in the reserve study so that any damage cause by an earthquake would be covered by reserve funds or if they want to pay for the earthquake insurance policy. The Board asked ED Jaeger to get more information and report back at the next meeting.
- B. San Leandro Bay/Oakland-Alameda Estuary**-Vice President Beusterien advised the Board that he attended a meeting recently that addressed sea level rise
- C. Landscape Equipment**-ED Jaeger advised the Board that the Maintenance Department has lots of gas-powered equipment that can no longer be used because of the ban in Alameda on gas powered landscape equipment, such as leaf blowers and mowers. The Board directed Staff to fairly distribute the unused equipment to staff who may want it.

ADJOURNMENT TO EXECUTIVE SESSION-8:26PM

The Board adjourned to Executive Session.

ADJOURNMENT BACK TO REGULAR SESSION-8:44PM

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

Legal matters were discussed.

Declaration of Default #093-138685

President Pai motioned and Vice President Beusterien seconded to approve the Declaration of Default

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

Notice of Sale #090-012385

President Pai motioned and Director Obot seconded to approve the Notice of Sale.

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

ADJOURNMENT

President Pai motioned and Director Hoffer seconded to adjourn the meeting 8:44PM.

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 August 23, 2023.

Minutes approved on _____

CHBIOA Board Member