

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
NOVEMBER 20, 2024

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT: None

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

CALL TO ORDER
President Pai called the meeting to order at 6:46PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

Vice President Lym motioned to approve the agenda. Director Hoffer seconded the motion.
VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM
Homeowners spoke during Open Forum.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on October 23, 2024.

Director Harris motioned to approve the minutes as submitted. Secretary Obot seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

Director Hoffer motioned to approve the rest of the Consent Calendar as submitted. Director Harris seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

NEW BUSINESS

a) CLASS

CLASS President Jon Hamilton reported that CLASS held their annual meeting on 11/18/24. He also informed the Board of a potential lawsuit against the Port of Oakland with the hopes of modifying their airport expansion plans to include fewer additional gates.

Director Harris motioned to send a letter, if requested to a bank, supporting CLASS with a continued rate of funding of \$1.50 per household per month for at least the next five years. Secretary Obot seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

b) 2nd Hearing-ALPR Policy

Comments that were received during the 28-day comment period were reviewed prior to taking the vote.

Director Harris motioned to approve the ALPR Policy as submitted. Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

c) Appoint-Inspector of Elections, CHBIOA

Secretary Obot motioned to appoint Bay Isle Pointe Board President Felicia Jalen as Inspector of Elections for CHBIOA's Annual Meeting of Electors on 3/11/2025. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

REPORTS

A. Directors

Secretary Obot reported that WDB HOA is still concerned about the way the City's trees on Harbor Bay have been butchered. PLB HOA is concerned about the trees as well and wants to know how to proceed. ED Jaeger explained that the City contracted with WCA to remove the diseased parts of the trees in hopes that they will recover. The trees will be re-assessed in a few months and those that have not recovered will be removed. ED Jaeger reminded the Board that it's always a good idea to report items to the City via the app SeeClickFix.

Director Harris reported that he submitted his Candidate Statement for the upcoming Village 1-C election to the Master Board of Directors.

Vice President Lym had nothing new to report.

Director Hoffer had nothing new to report.

President Pai reported he was unable to attend the Sea Level Rise Presentation. He added that all of his associations were OK with the FLOCK ALPR policy and any concerns at SEA HOA regarding the ALPRs has been abated.

Director Paterson reported that she and four of her associations attended the Sea Level Rise Presentation. She added that PSLs in her associations are wrapping up.

Treasurer Beusterien reported that BIP HOA is also concerned about the trees. He added that he attended the Sea Level Rise Presentation, particular focus was on the northern waterfront and Veterans Court; they are currently working on getting grants for the project.

B. Executive Director/Staff

ED Jaeger informed the Board that Director Paterson was not going to run again as Village 3-B Representative.

ED Jaeger advised the Board that an article was going to run in the upcoming issue of The Gull's Call on Sea Level Rise. A call to action with a town hall meeting would likely follow in January.

ED Jaeger reported that Amanda Meng resigned her position as Association Manager and today is her last day. Nicelle delos Reyes has been promoted to take on the position. We are currently interviewing for clerical help.

ED Jaeger stated that invitations to the annual Holiday Lunch for staff would be going out to Master Board members to be included in the festivities. She added that we are indeed thankful for our Board of Directors and wanted to celebrate the holidays with them.

DELINQUENCY REPORT

The Board reviewed the delinquency report. Delinquencies will be voted on during Executive Session.

Director Hoffer motioned and Vice President Lym seconded to accept the delinquency report as submitted.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. Security Reports

President Pai reviewed with the Board the request by several project associations to reinstate receiving security reports monthly. President Pai stated our legal counsel has advised against the distribution of security reports to anyone but the members of the Master Board due to confidentiality and liability.

COMMUNICATIONS-ELECTION RESULTS

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION- 8:23PM

Personnel and legal issues were discussed.

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Director Hoffer motioned and Director Harris seconded to accept the Notice of Default Authorization.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT-8:37pm

Director Hoffer motioned and Director Harris seconded to adjourn the meeting.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for January 29, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member