

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
FEBRUARY 26, 2025

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 6:46 PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda. President Pai requested a change to the agenda, specifically to move #6a CLASS to earlier on the agenda before #3 Presentation-City of Alameda Public Works.

Director Hoffer motioned to change the agenda according to President's Pai's request. Vice President Lym seconded the motion.

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

PRESENTATION-MS. ERIN SMITH, CITY OF ALAMEDA, PUBLIC WORKS DIRECTOR

Ms. Smith addressed the City's plans for Bay Farm Island and upcoming implementations of those plans.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on January 29, 2025.

Vice President Lym motioned to approve the minutes 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.

Director Hoffer motioned to approve the rest of the Consent Calendar as submitted. 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. CLASS

Jon Hamilton reported that a settlement is coming quickly, but details are not yet available to discuss. He hopes to report back at the next board meeting.

B. Directors

Secretary Obot reported that PRM HOA did not meet due to lack of quorum.

Director Harris stated the Commercial Village is quiet right now and there was nothing new to report.

Vice President Lym stated there was nothing new to report at this time. However, he did ask if it would be possible for Security Director Silva to give quarterly security reports at regular board meetings and not just at the annuals.

Director Hoffer reported that CBR's PSL work came in 11% under budget so there was no need to use the line of credit. He added that two days after the last board meeting, there was a mail theft, and then more recently, there was a theft in BWV.

President Pai said that only SEA HOA met since our last Master Board meeting. The City has been moving on coastal erosion at SEA and will be reinforcing the retaining wall over the next 2-3 years. The estimated cost is approximately \$500,000. President Pai also noted the great increase in insurance costs. SEA has been working with Kelly Lux State Farm to obtain more reasonable rates. President Pai stated that SEA is in favor of the Bike Lane Resolution.

Treasurer Beusterien stated that BIP HOA is in support of the resolution on bike lanes.

Director Paterson reported that EBMUD still wants to check the sewer laterals at BLH HOA; this will be the third inspection. She stated that BLB HOA is done with their PSL and that EBMUD came twice for inspections. Director Paterson advised the Master Board to listen to their membership and not get emotionally involved in their requests/comments.

C. Executive Director/Staff

ED Jaeger informed the Board that longtime owner and Baywood Village board member Lisa Jasper passed away.

ED Jaeger advised the Board of a new CACM designation she's earned, CAM-EX, Community Association Manager-Executive, and showed them the Leadership Award she was given at the recent 2025 CACM Law Seminar.

FINANCIALS-JANUARY, 2025 FINANCIALS AND DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted.

Vice President Lym motioned and President Pai seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

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

OLD BUSINESS

A. Harbor Bay's 50ish Celebration-Update

Ms. Vasquez reported that planning for the 50-ish Celebration is under way.

B. Annual Meeting of Electors-Update

Ms. Vasquez reminded the Board that ballots are accepted, in hand, up until the start of the Annual Meeting of Electors, 5pm on 3/11/25. She announced that BIP Board President

Felicia Jalen will be the Inspector of Elections. The Board was reminded that they do not need to attend as it will only be a ballot count.

C. Volunteer Appreciation Event-Update

Ms. Vasquez announced that Asena Restaurant will be catering the upcoming Board Member Volunteer Appreciation Event, set for Wednesday, April 2, 2025 from 5:15pm-8:00pm. Email invitations will be going out soon.

NEW BUSINESS

a) BOD Training

ED Jaeger informed the Board that BOD Training sessions are being scheduled in April taught by Attorney Jasmine Hale. We are surveying interest in the three dates and will be requesting officially sign-ups on the specific dates at the upcoming Volunteer Appreciation Event.

b) CAC Training

ED Jaeger informed the Board that we are looking into setting up training for the Community Architectural Committee (CAC), by an attorney to ensure they understand the legal obligations they have as a Committee.

ADJOURNMENT TO EXECUTIVE SESSION- 7:56PM

Personnel and legal issues were discussed.

#069-152017-NOTA

Director Hoffer motioned and President Pai seconded to forward this account to Allied Services.

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

#069-152017-S NOTA

Director Harris motioned and Treasurer Beusterien seconded to forward this account to Allied Services.

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

ADJOURNMENT-8:18PM

Vice President Lym motioned and Director Hoffer seconded to adjourn the meeting at 8:18pm.

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 March 26, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member