

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
APRIL 30, 2025

BOARD MEMBERS PRESENT: Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Gary Hoffer, Director
Lee Harris, Director
Tim Coffey, Director

BOARD MEMBERS ABSENT: Bill Pai, President

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

CALL TO ORDER

Vice President Lym called the meeting to order at 6:45 PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Vice President Lym. Members present are listed above. The Board reviewed the agenda.

Secretary Hoffer motioned to accept the agenda as submitted. Director Harris seconded the motion.

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

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on March 26, 2025.

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

VOTE: Motion carried (5 in favor-Lym, Beusterien, Hoffer, Harris and Coffey); 1 abstention (Obot); none opposed.

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

VOTE: Motion carried (5 in favor-Lym, Beusterien, Hoffer, Harris, and Coffey); 1 abstention (Obot); none opposed.

REPORTS

A. CLASS

No report was presented or submitted.

B. Directors

Director Obot notified the Board that he is resigning from his position as Village 4 Representative effective immediately. He thanked the Board; the Board thanked Director Obot. He then left the meeting.

Treasurer Beusterien stated that BIP HOA and Terra Landscaping have been nominated for a state landscaping award pertaining to non-functional turf. He added that the BIP Landscaping Committee is offering to collaborate with other HOAs in similar areas.

Secretary Hoffer reported that CBR HOA has been notified by EBMUD of satisfactory completion of their PSL work and will be issuing the certificates in the next 6-8 weeks. He reported that CBR HOA will be having a pool party on May 18, 2025 from 1-4pm to dedicate a few recently installed plaques. Secretary Hoffer informed the Board that CCV HOA is still requesting the security reports but in a redacted form; they are also considering receiving quarterly reports from Security Director Silva, similar to what he provides at annual meetings.

Director Harris informed the Board that Temple Israel has received a security grant from the state and federal governments to improve security at the temple. They have submitted an architectural application for the improvements they want to make.

Director Coffey stated he attended the board meetings in his village and introduced himself to them. He reported that BLH HOA is interested in having a speed bump installed on Packet Landing Road near the entrances to BLH and CCT HOAs; however, CCT HOA is not very interested at this time. Director Coffey will check back.

Vice President Lym stated his associations would appreciate a quarterly security report similar to what Secretary Hoffer mentioned earlier. He added that he has a few annuals meeting this month that he will be attending.

C. Executive Director/Staff

ED Jaeger reported she is working with some of the Associations developing a process regarding their reserve plans as some cannot cover the repairs required of the association.

Ms. Vasquez reported that the Volunteer Appreciation Event was well received and indicated that the satisfaction surveys for the event were included in the agenda package for review.

FINANCIALS-MARCH, 2025 FINANCIALS AND DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted. ED Jaeger noted that a payment plan is in place for the account on the delinquency report.

Director Harris motioned and Secretary Hoffer seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

VOTE: Motion carried unanimously (5 in favor-Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

OLD BUSINESS

A. BOD Training-Update

Ms. Vasquez reported that the last Board Training for this year is scheduled for 5/28/25. There are currently 35 board members and staff signed up to attend. It will be held after a shortened Master Board meeting that same day beginning at 5:00pm.

B. Legislation SB 677 & AB 739

ED Jaeger advised the Board that the noted legislation has lost momentum; it is being re-worked and is anticipated to be brought back for consideration in 2026.

NEW BUSINESS

a) CHBIOA 2024 Financial Audit & Taxes

The Board reviewed the CHBIOA 2024 Financial Audit and Taxes as submitted.

Director Harris motioned and Secretary Hoffer seconded the motion to accept the 2024 Financial Audit & Taxes as submitted.

VOTE: Motion carried unanimously (5 in favor-Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

b) Communication

The Board reviewed communications. ED Jaeger updated the Board on correspondence received regarding floating duck habitats in the lagoon.

ADJOURNMENT TO EXECUTIVE SESSION- 7:25PM

Personnel and legal issues were discussed.

ADJOURNMENT-7:47PM

Director Harris motioned and Treasurer Beusterien seconded to adjourn the meeting at 7:47pm.

VOTE: Motion carried unanimously: 5 in favor (Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for June 25, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member