

**MINUTES VIA VIDEO CONFERENCE & IN PERSON**  
MEETING ID: 83152527180  
**BOARD OF DIRECTORS**  
**COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION**  
**JUNE 25, 2025**

**BOARD MEMBERS PRESENT:** Bill Pai, President  
Gary Lym, Vice President  
Paul Beusterien, Treasurer  
Gary Hoffer, Director  
Lee Harris, Director  
Tim Coffey, Director

**BOARD MEMBERS ABSENT:** None

**STAFF PRESENT:** Dawn Jaeger, Executive Director  
Jacqui Vasquez, Office Manager  
Javier Silva, Director of Security

**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 President Pai. Members present are listed above. The Board reviewed the agenda. President Pai motioned to move Director Javier Silva's verbal Security Report to before Open Forum.

**President Pai moved to accept the agenda with the one change noted above. Treasurer Paul Beusterien seconded the motion.**

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

Staff report given by Security Director Javier Silva.

**OPEN FORUM**  
Homeowners spoke during Open Forum.

**CONSENT CALENDAR**  
The Board reviewed the minutes from the meeting on April 30, 2025.

**Secretary Hoffer motioned to approve the minutes as submitted. Vice President Lym seconded the motion.**

**VOTE:** Motion carried (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris and Coffey); none opposed.

**Secretary Hoffer motioned to approve the rest of the Consent Calendar as submitted. Vice President Lym seconded the motion.**

**VOTE:** Motion carried (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed.

**REPORTS**

**A. CLASS**

No report was presented or submitted.

**B. Directors**

**Director Coffey** had nothing new to report.

**Director Harris** informed the Board that he had lunch with Mr. Aidan Barry regarding development plans for the Landing.

**Secretary Hoffer** reported that the flashing signal lights have been installed and are working. He added that CBR has completed their PSL project and has lowered their association dues by \$137.00/month.

**Vice President Lym** had nothing new to report.

**President Pai** stated none of his associations met since the previous meeting, so nothing to report.

**Treasurer Beusterien** had nothing new to report.

**C. Executive Director/Staff**

ED Jaeger updated the Board regarding The Landing Shopping Center.

**FINANCIALS-APRIL & MAY, 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 unanimously (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

**OLD BUSINESS**

**A. BOD Training & CAC Training Update**

ED Jaeger reported to the Board that the Board Trainings held in April and May were the most well-attended trainings. She added that we are in the process of setting a date for the Community Architectural Committee (CAC) to do training with Attorney Jasmine Hale as well regarding the laws and architectural guidelines.

**B. 50-ish Update and Budget**

Ms. Vasquez stated that plans were being finalized for the 50-ish and work was beginning on the event layout.

**C. Packet Landing Trees**

ED Jaeger advised the Board of the liability determined by arborist Joe Berg to replace trees that were removed along Packet Landing Road. Director Coffey expressed interest in contributing to the plans for replanting this area. ED Jaeger advised the Board that Maintenance Director Joe Landaeta will attend the next board meeting to discuss further.

**D. Cat Relocation Update**

ICRA Liaison and Woodbridge homeowner Ms. Debbie Damele submitted an update for the Board to review. Progress is being made to relocate the cats further away from the Community Center building.

**E. Maintenance Update**

ED Jaeger advised the Board that the lagoon would be treated 7/1/25.

ED Jaeger informed the Board that new concrete signs will be installed in the parking lot and near the bollards.

ED Jaeger stated that an area in Columbia HOA is being used as a test safety corridor due to its numerous trip hazards and blind spots.

## **F. Flock Update**

ED Jaeger reported that access has been given to us for the insights dashboard. She added that data is being shared with police departments in Alameda, Oakland, San Leandro, and the Sheriff's Office. We will be requesting an annual update from FLOCK.

## **NEW BUSINESS**

### **a) Restatement of Governing Documents**

ED Jaeger discussed with the Board the benefits of updating the Community's CC&Rs in light of recent changes regarding the Landing.

**Vice President Lym motioned and President Pai seconded to begin investigating updating the CC&Rs and to work with Director Harris on it.**

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

### **b) Drones for Lagoon Curb Wall Integrity**

ED Jaeger informed the Board of a proposal received that had a lower cost of \$4000, instead of \$21,000, to inspect our lagoon curb walls with thermal imaging by drones.

**Secretary Hoffer motioned and Vice President Lym seconded to accept the proposal above.**

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

### **c) Village 4 Village Rep. Appointment**

ED Jaeger advised the Board that a candidate who had expressed interest in being appointed as Village 4 representative has not turned in any candidate statement to date. The position is open and a suitable candidate is being sought to be reviewed by the Board.

### **d) Communications**

The Board reviewed communications. Ms. Vasquez reminded the Board of the upcoming Document Shredding/E-Waste Recycling/Salvation Army Donation Drive Drop-Off Event scheduled for Saturday, 6/28/25 from 9am to noon in the Community Center parking lot.

## **ADJOURNMENT TO EXECUTIVE SESSION- 8:20PM**

Personnel and legal issues were discussed.

## **ADJOURNMENT- 8:28PM**

**President Pai motioned and Vice President Lym seconded to adjourn the meeting at 8:28pm.**

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

The next regular meeting of the Board of Directors meeting is scheduled for August 27, 2025.

Minutes approved on \_\_\_\_\_ by \_\_\_\_\_  
CHBIOA Board Member