

**OCEANSIDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 2, 2022, 9:30 AM
SPECIAL GENERAL SESSION MINUTES**

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met at the Clubhouse Card Room and through Zoom with the link sent to the community.

ATTENDANCE:

Directors Present:

Kelly Byrne, President (Kel)	Arrived 11:50 AM
Karen Bishop, Vice-President (KB)	
Anita Romaine, Secretary (AR)	Arrived 9:40 AM
Peggie Moore Treasurer (PM)	
Peter Cornog, Director (PC)	
Steve Gillis, Director (SG)	
Sandy Riser, Director (SR)	

Management: Scott Humberstone, General Manager (GM)
Amber Effinger, Assistant General Manager (AGM)

1. CALL TO ORDER

- A. Board Vice President Karen Bishop called the meeting to order at 09:30.
- B. Video disclaimer by Vice President
- C. Roll Call by Vice President

2. HOMEOWNERS COMMENTS

The following topics were mentioned during homeowner comment section.

- Trespasser (patrol), neighborhood watch program.

3. APPROVAL OF GENERAL SESSION MINUTES

Motion: Cornog **Second:** Riser

Resolved: That the Board of Directors approves the Special General Session Minutes dated October 19, 2022, 022. Motion passed 5/0/0.

4. UNFINISHED BUSINESS

A. 2023 Budget Approval

1. 1st Motion

Resolved: A motion was made by Riser, seconded by Romaine, that the Board of Directors approved to increase insurance budget 40% (51.70/month per home), if premium comes in at a lower cost, insurance assessments will be reduced. Motion passed 6/0/0.

2. 2nd Motion

Resolved: A motion was made by Riser, seconded by Romaine, that the Board of Directors approved for a loan to be set up from Reserves in the amount of \$100,000 for the Operating Budget shortfall 2022. To be determined at year end and after audit, and properly recorded each month from saving recognized operating. In December 2023 the loan payback will be transferred from Operating to Reserves. Motion passed 5/1/0.

3. 3rd Motion

Resolved: A motion was made by Bishop, seconded by Gillis, that the Board of Directors approved to add a GL line for patrol/surveillance in the 2023 Budget, funding it at \$0, Motion passed 6/0/0.

4. 4th Motion

Resolved: A motion was made by Riser, seconded by Gillis, that the Board of Directors approved to move solar into solar contingency in the amount of \$13,000 and increase assessments \$1.16 per home. Motion passed 5/0/1.

Break from 10:50 AM to 10:56 AM

5. 5th Motion

Resolved: A motion was made by Riser, seconded by Gillis, that the Board of Directors approved to reduce landscaping contract to \$30,000/month, saving \$115,730 a year. Starting March 1, 2023. Motion passed 6/0/0.

6. 6th Motion

Resolved: A motion was made by Moore, seconded by Gillis, that the Board of Directors approved to freeze all payroll increases for 2023. Bishop amended the above motion to state all payroll increase for 2023 will need Board approval. Motion passed 5/1/0.

7. 7th Motion

Resolved: A motion was made by Riser, seconded by Bishop, that the Board of Directors approved on how the 2023 Budget numbers should be reported in appfolio. The numbers should be reported as follows: Operating and Reserves will only be adjusted upon approval from the Board of Directors and Activities will require Committee and Board of Director approval. An amendment was made to add the following verbiage to the above amendment: Management to provide budget by month report at the November meeting. Motion passed 6/0/0.

8. 8th Motion

Resolved: A motion was made by Riser, seconded by Romaine, that the Board of Directors approved of \$240,000 for OLC Litigation which will be apart pf the 2023 Budget in Reserves for one year only. Subject to approval by the Board of Directors in next year's Budget if needed. Motion passed 6/1/0.

9. 9th Motion

Resolved: A motion was made by Riser, seconded by Romaine, that the Board of Directors approved to move the expense for Teeple and Procopio in 2022 to Reserves and to be paid back from Reserves to Operating. Motion passed 6/1/0.

10. 10th Motion

Resolved: A motion was made by Bishop, seconded by Riser, that the Board of Directors approved that if and when OCA is awarded money from OLC, the money is to be restored to Reserves to support Reserve projects and increase Reserve percentage with the understanding Homeowners will not receive an assessment refund. 4/3/0. Motion passes.

11. 11th Motion

Resolved: A motion was made by Gillis seconded by Moore, that the Board of Directors approves to reduce \$100,000 from Reserve fund toward reducing Reserve Assessments from \$119.77 to \$110.83. Motion fails 3/4/0.

12. 12th Motion

Resolved: A motion was made by Riser, seconded by Romaine, that the Board of Directors approved the 2023 Budget as amended. The total assessment for 2023 is \$538.87 with the following breakdown \$291.16 (Operating Assessment), \$119.77 (Reserve Assessment), \$76.24 (Land Lease Assessment), and \$51.70 (Insurance Assessment) Motion passed 6/1/0.

13. 13th Motion

Resolved: A motion was made by Byrne, seconded by Romaine, that the Board of Directors approved the resignation of Director Gillis. Motion passed 6/1/0.

5. **ADJOURNMENT**

A motion was made by Riser, seconded by Romaine to adjourn the meeting at 12:48 pm. Motion passed unanimously. Next meeting is Wednesday November 30, 2022, 9:30 AM Clubhouse

NO ADJOURNMENT TO EXECUTIVE SESSION.

December 9, 2022

APPROVED DATE

Anto Romaine

APPROVAL SIGNATURE

ANTO ROMAINE

PRINTED NAME