

**OCEANSIDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
CLUBHOUSE AUDITORIUM
WEDNESDAY, FEBRUARY 22, 2023 9:30 AM
AGENDA**

1. CALL TO ORDER

- A. 9:30 A.M. by President Kelly Byrne. Notice to all attendees: Please silence your phone.
- B. Pledge of Allegiance, led by Secretary Anita Romaine
- C. Social Media disclaimer by Secretary
- D. Roll Call by Secretary:

2. EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held on February 20, 2023, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

3. APPROVAL OF GENERAL SESSION MINUTES:

- A. January 25, 2023
- B. February 1, 2023

4. PRESIDENT'S REPORT

During my term of serving on the board for the last two years, I have noticed an increasing amount of resistance by the residents and homeowners to observe the most basic policies, procedures, and rules.

I realized we live in a country that believes in free speech, but you made a choice to live within this HOA. Not all HOAs are the same. So saying you've lived in other HOAs really doesn't make any difference at all.

Unfortunately, we are paying additional insurance fees based on a claim that could have been prevented by the homeowner. Homeowners and residents that do not take care of their guests and do not supervise their guests while on the property of Oceana are putting everyone's pocketbook at risk.

Guests need to be supervised! This includes family members.

We also need to take responsibility for our own safety and security. Patrols aren't going to do it. Obviously, we are lucky enough to have OPD around the corner, but if we would just remember to close gates and doors to the pool area and to the clubhouse our safety and security will go much further, as well as our liability expenses.

If you see something, say something. This includes the OPD non-emergency line, requesting a work order through Appfolio or calling the office. Do the right thing.

My last comment is very basic. If you are going to do something in the common area, please make sure to write up a request to the proper committee (Architectural and Landscape) and make sure that request goes to the full committee as well as the board of directors. This is how you get an approval. It's not hard folks. If you are denied. Then it's a denial. Do not proceed with your project. Making it "beautiful" in your opinion doesn't make the rules go away.

I urge everyone to vote, join a committee and observe the rules that you agreed to when you moved here. It's just that simple.

5. SECRETARY'S REPORT

6. TREASURER'S REPORT

A. Treasurer Peggie Moore- Will present at Meeting

7. HOMEOWNER COMMENTS

Homeowner Forum is an opportunity for members to address the Board directly. Depending upon the length of the business agenda, the Board may assign time limits for each homeowner (2- 3 minutes) The Board is not obligated to provide a response to the homeowners at that time but may take the information under advisement and add to future agendas for any decisions if need be.

8. FINANCIAL REPORT

A. Financial Report-January 2023

a. Acknowledge Receipt of January Financials

B. Insurance Finance Plan

9. MANAGEMENT REPORTS

A. Assistant General Manager Report

B. Facilities Manager Report

10. UNFINISHED BUSINESS

A. Bylaw Amendments for Election-Rescind Motion (Sandy)

B. Strategic Plan (V8)

C. Aladdin Project -Black and White Patrol Vehicle (Homeowner Gordon Bishop)

D. Ad-Hoc Committee – Property Management Update (Karen)

11. NEW BUSINESS

A. Fob Procedures

B. Review of IT services provided by SDTEK

C. Approve lien on delinquent owner as discussed in Executive Session

D. Homeowner Satisfaction Survey (Kelly, Karen, Sandy)

12. EMERALD ISLE GOLF CLUB UPDATE

A. *Emerald Isle report only.*

13. EXECUTIVE SUB-COMMITTEE REPORTS.

A. Architectural Committee

B. Landscape Committee

14. COMMITTEE REPORTS

Liaisons: **PLEASE REPORT ON NEW VOLUNTEERS AND RESIGNATIONS.**

A. Activities Committee

B. Community Resource Center (CRC)

C. Finance Committee

D. Hub Communication (OCA Media)

E. Nominating Committee

- F. Painting Ad-Hoc Committee-Motion to disband no members (Kelly)
- G. Safety Committee-Resignations; Dr. Andrea Anderson, Pat McArdle, Dorothy Thayer Toby Roberts and Alice Nolan
- H. Strategic Planning Committee
- I. Unit Advisors Committee-New Member Laura Bennet as Unit 3 Advisor
- J. Website Committee

15. ANY QUESTIONS FROM ATTENDEES. PLEASE RAISE YOUR HAND.

16. ROUNDTABLE TOPICS TO INCLUDE:

- 1) Water Policies and Procedures
- 2)

March 22, 2023, 9:30 am.

MEETING ADJOURN _____