

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

1. CALL TO ORDER

- A. President Kelly Byrne called the meeting to order at 9:31 a.m.
- B. Pledge of Allegiance was led by Secretary Anita Romaine
- C. Secretary read the Social Media disclaimer.
- D. Present: Karen Bishop (KB), Kelly Byrne (Kel), Peter Cornog (PC), Kris McLaughlin (KM), Peggie Moore (PM), Sandy Riser (SR) Anita Romaine (AR)

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 General Session Motion: AR Second: PC
Approved with one amendment by KB to note that the 12/31/22 financials were Preliminary. 7/0/0
- B. February 1, 2023 Special Session (bids) Motion: SR Second: KM Approved: 6 / 1 PM / 0

4. PRESIDENT'S REPORT - Urged residents to follow basic policies, procedures, and rules.

5. SECRETARY'S REPORT – no report given

6. TREASURER'S REPORT was provided by Peggie Moore.

7. HOMEOWNER COMMENTS included Nominating Committee report and election process.

8. FINANCIAL REPORT

A. 01/31/23 financial reports were not provided in the February 22 packet.

B. Insurance Finance Plan

Motion: To borrow a note amount of \$338,000 from reserves for the payment to be paid back before the end of the year. Tabled

Motion SR Second: KM

Create a group to analyze insurance premiums and present to BoD with data. Include PC, Kel, SR.

Motion KB Second: Kel

To remove Peggie Moore from the office of Treasurer.

Peggie left the meeting at 10:28 a.m. Passed: 5 KB, Kel, PC, SR, AR / 1 no KM / 0

Break: 10:36 – 10:46

9. MANAGEMENT REPORTS

- A. The Assistant General Manager report was presented by Amber Effinger.
- B. The Facilities Manager report was presented by Fernando Montano.

10. UNFINISHED BUSINESS

A. Bylaw Amendments for 2023 Election

Motion to rescind motion made in January to add bylaws amendment for the election

Motion SR Second: Kel 6 / 0 / 0 PM absent

B. Updates to the 2022-23 Strategic Plan was presented by Kel.

C. Aladdin Project – support the patrol car provided by the Oceana Good Neighbor Fund - presented by homeowner, Gordon Bishop

Motion to approve the Good Neighbor Patrol 4 Kel, PC, SR, AR / 0 / 1 KB abstain

D. KB provided a progress update on the Ad-Hoc Committee – Property Management Company Exploration Committee.

E. Update on committee info on website was presented by SR.

F. City of Osido approval for RV storage lot received on February 21, 2023 – reported by KB.

11. NEW BUSINESS

A. Fob Procedures were developed in coordination with Fernando, Amber, Kel and KB. The procedures, key refund form and fob forms were presented.

B. IT services provided by SDTEK

Motion to create ad-hoc to review IT services. Motion – SR Second – AR 6/0/0

C. The board authorizes and resolves that a lien be recorded on the property identified by assessor's parcel number 160-210-71-00.

Motion: Kel Second: KM 6/0/0/

D. Homeowner Satisfaction Survey

Motion to create a homeowner satisfaction survey for resident input.

Motion – SR Second – Kel 5 / 1 no PC / 0

12. EMERALD ISLE GOLF CLUB UPDATE - report only

Break: 11:55 – 12:10

13. EXECUTIVE SUB-COMMITTEE REPORTS.

A. Architectural Committee – minutes received

B. Landscape Committee – minutes received

14. COMMITTEE REPORTS were included in the packet:

A. Motion: Motion: Kel Second: KB 6/0/0 (PM absent)

Motion to approve the new volunteers and resignations as listed:

New volunteers: Carolyn Kruse – Activities and Laura Bennet as Unit 3 Advisor

Resignations: Safety - Andrea Anderson, Pat McArdle, Dorothy Thayer, Toby Roberts & Alice Nolan

A. Activities Committee – New volunteer, Carolyn Kruse

B. Community Resource Center (CRC) – no report

- C. Finance Committee – report submitted
- D. Hub Communication (OCA Media)
- E. Nominating Committee – minutes submitted
- F. Painting Ad-Hoc Committee – No report, motion to disband was tabled
- G. Safety Committee - Resignations: Dr. Andrea Anderson, Pat McArdle, Dorothy Thayer, Toby Roberts and Alice Nolan
- H. Strategic Planning Committee – no minutes
- I. Unit Advisors Committee - New Volunteer, Laura Bennet as Unit 3 Advisor
- J. Website Committee – minutes submitted

15. QUESTIONS FROM ATTENDEES

16. ROUNDTABLE TOPICS TO INCLUDE:

- 1) Water Policies and Procedures
- 2) Bylaw Ad-Hoc
- 3) Strategic Plan – new board
- 4) Committee for pesticide spray
- 5) Schedule of pesticide spraying

Meeting adjourned at 12:45 p.m.

Next General Session is March 29, 2023 at 9:30 a.m.

Respectfully submitted by Anita Romaine.

Approved: 3 / 29 / 23

Secretary

Karen Bishop