

**OCEANSIDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 1, 2023, 9:30 AM
GENERAL SESSION MINUTES**

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met at the Clubhouse Auditorium at 9:30 AM

ATTENDANCE:

Directors Present:

Kelly Byrne, President (Kel)

Karen Bishop, Vice-President (KB)

Anita Romaine, Secretary (AR)

Absent

Peggie Moore Treasurer (PM)

Peter Cornog, Director (PC)

Sandy Riser, Director (SR)

Kris McLaughlin (KM)

Management: Amber Effinger, Assistant General Manager (AGM)

Fernando Montano, Facilities Manager

1. CALL TO ORDER

A. Board President Kelly Byrne called the meeting to order at 09:33.

B. Pledge of Allegiance, led by President Byrne.

2. HOMEOWNERS COMMENTS

The following topics were mentioned during homeowner comment section: Litigation Costs, Audit.

3. UNFINISHED BUSINESS

A. Bids

1. **Resolved:** A motion was made by KM, seconded by KB to award Zenitram the Contract to do roof replacements on multiple garages that are attached to house roofs. Unit 8/39, 8/104 (2 plex), 8/73, 8/74 (2 plex), 8/110, 8/112 (2 plex), Unit 9/81, 9/82, 9/65. Funds to be expended from Reserves GL 9005 at a cost not to exceed \$70,218. Motion passed 6/0/0.

2. **Resolved:** A motion was made by KM, seconded by PC to award AF General the contract to do roof replacements and pitch roofs in unit 9/86, 9/87, 9/93 (3 plex) garages. Funds to be expended from Reserves GL 9005 at a cost not to exceed \$32,567. Motion passed 6/0/0.

3. **Resolved:** A motion was made by SR, seconded by KB to award AF General the contract to do roof replacements on multiple garages that are attached to house roofs that need plywood sheathing replaced on units 8/75, 8/80 (2 plex), 9/102 and 9/105. Facilities Manager to also approve AF General to move forward with drains if needed. Funds to be expended from Reserves GL 9005 at a cost not to exceed \$32,567. Motion passed 6/0/0.

4. **Resolved:** A motion was made by SR, seconded by KM to award AF General the contract to replace 9 windows in the Auditorium Card Room. Funds to be expended from Reserves GL 9037 at a cost not to exceed \$7375. Motion passed 5/1 (PC)/0.

B. Insurance-Item was discussed. No motions were made.

C. Budget Line-Item GL 5249 Wifi for Auditorium for point of clarification-Item was discussed. No motions were made.

Meeting adjourned at 10:38 AM. Next meeting is Wednesday, February 22, 2023, 9:30 AM in the Clubhouse.

NO ADJOURNMENT TO EXECUTIVE SESSION.

APPROVED DATE

APPROVAL SIGNATURE

PRINTED NAME