

**OCEANSIDE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 21, 2022, 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 and through Zoom with the link sent to the community.

**ATTENDANCE:**

Directors Present:

Kelly Byrne, President (Kel)  
Karen Bishop, Vice-President (KB)  
Anita Romaine, Secretary (AR)  
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 09:45.
- B. Pledge of Allegiance, led by Secretary Anita Romaine
- C. Video disclaimer by Secretary
- D. Roll Call by Secretary.

**2. EXECUTIVE SESSION DISCLOSURE**

An Executive Session Meeting was held on December 16, 2022, where the Board of Directors will discuss 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**

**Resolved:** A motion was made by PC and seconded by SR that the November 30, 2022 general session minutes be approved with the following changes: #4A -1<sup>st</sup> motion was made by KB not Kel and Kel conceded to PM with a vote of 3/3/0, #4 2<sup>nd</sup> motion was made by KB not Kel. #10F 2<sup>nd</sup> motion verbiage correction, remove "as member of the SPC", add "SPC to head up Water Conservation Ad-Hoc.

**4. PRESIDENT'S REPORT**

President Byrne spoke regarding submission of Architectural and Landscape requests and the process.

**5. SECRETARY'S REPORT**

No report given

**6. TREASURER'S REPORT.**

A. Treasurer Report was provided by PM

**Resolved:** A motion was made by AR, seconded by KM to accept the Treasurers Report as presented.  
Motion passed 6/1 (PC) /0.

## 7. HOMEOWNERS COMMENTS

The following topics were mentioned during homeowner comment section.

- Voting measures, insurance, lawsuit funds, Management Company, painting, landscape.

## BREAK FROM 11:05 AM TO 11:16 AM

## 8. FINANCIAL REPORT

### A. Financial Report

- a. Acknowledge Receipt of November Financials.

## 9. MANAGEMENT REPORTS

### A. Assistant General Manager report reviewed

### B. Facilities Manager report reviewed.

**Resolved:** A motion was made by KB, seconded by KM to have Facilities Manager, Fernando Montano to obtain 3 bids for short term solutions for replacement of 2 breakers. Bids to be sent via email and be approved via email. Money to be expended in 2023 from Reserves GL 9021. Motion passed 6/1 (PM)/0.

**Resolved:** A motion was made by SR, seconded by KB approving 3 proposals from Lowe's for Unit 1 slope, Unit 1 entrance and Unit 7 slope, cost not to exceed \$8,000. Funds to be expended from Reserves GL 9043. Motion passed 7/0/0.

## BREAK FROM 12:57 PM TO 1:34 PM

## 10. UNFINISHED BUSINESS

- A. Bylaws-Tabled until January 2023
- B. Garden / Nursery – Tabled until January 2023
- C. Town Hall Updates-Professional Mgt Company, Water and Landscape
- D. RV Storage Lot- Update Only
- E. Strategic Plan (V6)-Update Only
- F. Committee report of updated charter on website-Update only

## 11. NEW BUSINESS

- A. New Black and White Vehicle-Tabled until January 2023
- B. Community Room Scheduling-Update only

## 12. EMERALD GOLF REPORT:

## 13. EXECUTIVE SUB COMMITTEE REPORTS

- A. Architectural: New member Gail Olenick, no resignations
- B. Landscape: New member Gail Olenick, no resignations

## 14. COMMITTEE REPORTS

### A. Activities Committee- No new members or resignations

**Resolved:** A motion was made by SR and seconded by KB that the Activities Committee Charter be approved as revised on December 6, 2022. Motion passed 6/1 (Kel)/0.

**Resolved:** A motion was made by SR and seconded by KB that the Activities Committee to pay for staff salary during events, not in normal business hours. Motion passed 5/1 Kel)/1 (PC).

- B. Finance Committee- No new members or resignations
- C. Hub Communication- No new members or resignations

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- B. Finance Committee- No new members or resignations
- C. Hub Communication- No new members or resignations

- D. Nominating Committee- No new members or resignations
- E. Unit Advisors Committee- No new members or resignations
- F. Website Committee-New Committee Volunteers-Concepción (Connie) Iniguez, Lisa Olivero, Christopher (Chris) Scantlin
- G. Bylaws Ad-Hoc Committee- No new members or resignations
- H. Community Resource Center (CRC)- No new members or resignations
- I. OCA Media- No new members or resignations  
**Resolved:** A motion was made by AR, seconded by KB to have OCA Media to be under the umbrella of The Hub. Motion passed 6/1(Kel)/0.
- J. Painting Ad-Hoc Committee- No new members or resignations
- K. Strategic Planning Committee- No new members or resignations

**Resolved:** A motion was made by KEL, seconded by KM to approve the following volunteers for the Architectural, Landscape and Website Committees: Gale Olenick as new member of the Architectural and Landscape Committee. Concepción (Connie) Iniguez, Lisa Olivero, Christopher (Chris) Scantlin as new members of the Website Committee. Approved resignations from Ellen of the Hub Communication Committee. Motion passes 7/0/0.

**15. QUESTIONS FROM ATTENDEES**

**16. ROUND TABLE TOPICS:**

- A. Bids for Inspector of Elections
- B. Bylaw Amendments for Election
- c. Audit Bids

Meeting adjourned at 2:34 pm. Next meeting is Wednesday, January 25, 2023, 9:30 AM Clubhouse

NO ADJOURNMENT TO EXECUTIVE SESSION.

Jan 4, 2023

APPROVED DATE

Anita Romaine

APPROVAL SIGNATURE

Anita Romaine

PRINTED NAME