



Annual Meeting of the Members
Saturday, March 16, 2024 at 1 p.m.
OCA Clubhouse Auditorium and via Zoom

Starting at 12:30 p.m., Members may deliver ballots to the Inspector of Elections at the Clubhouse.
Election is governed by Election Rules adopted by the Board of Directors on November 30, 2022.

- 1. Call to Order** – President Riser, please mute cell phones
- 2. Pledge of Allegiance** – Secretary Bishop
- 3. Video Disclaimer** – Secretary Bishop
- 4. Roll Call** – Secretary Bishop
- 5. Nominations / Candidates**
 - a. Introduction of Candidates for Board – Ellen Marciel, Chair of Nominating Committee
 - b. Nominating Committee automatically dissolved.
 - c. Nominations closed.
- 6. Inspector of Election**
 - a. Introduction of Joshua Tatum, CEO, The Secret Ballot
 - b. Quorum determination
 - c. Official close of polls
 - d. Counting of ballots by Inspector of Elections
- 7. Approval of 2023 Minutes**
- 8. President's Report** – President Riser
- 9. 2023-24 Year in Review**
 - a. 2023-2024 Strategic Plan – Board of Directors
 - 1) Effective Association Management
 - 2) Resolve Current Legal Issues
 - 3) Landscape Contractor Selection/Common Area Modifications
 - 4) Reduce Physical Risk - Creation of the Facilities Committee
 - 5) Reduce Financial Risk
 - 6) Make Effective Use of Technology
 - 7) Communication between the board, employees, and residents
 - b. HOA Management Update – Marisa McVey, VP FirstService Residential and Michael Flores, GM
- 10. Mixed Use Property Vista Bella Letter and Petition (Peter)**
- 11. Homeowner Comments** – Timer, VP Peter Cornog

Homeowners in attendance may address the Board directly by completing a Request to Speak available at the back of the room. Each homeowner will get 3 minutes to speak and they may get back in line to speak again when all other homeowners are heard.
- 12. Election Outcome** - Inspector of Election
- 13. Adjournment**



ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS

Owners are welcome to stay and observe this meeting.

March 16, 2024

Time: 10 minutes following adjournment of the Annual Meeting

- 1. Call to Order**
- 2. Seating of Officers**
 - a. Nomination of Organization Meeting Chair, if needed
 - b. Review of Officer Positions
 - c. Board Member Office Interest – each board member to express their interest and qualifications for officer positions.
 - d. Vote for Officers – newly elected President chairs the meeting once elected.
 - 1) President
 - 2) Vice President
 - 3) Secretary
 - 4) Treasurer**
- 3. Resolution for the banks on Activities and Investment Accounts – Treasurer**
- 4. Adopt Calendar of March and April Scheduled Meetings – President**
- 5. Contact Info / Committee Preferences for each board member – President**
- 6. Adjournment**