

**NEWPORT SHORES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MINUTES
January 16, 2024**

The General Session Meeting of the Newport Shores Community Association Board of Directors was held online via Zoom.US (Meeting ID: 952 1434 7473). There being a quorum present, the Meeting was called to order at 7:34 P.M. by Rene Rimlinger, President.

Directors Present

Rene Rimlinger, President
Mike Sinacori, Vice President
Rick Westberg
Erika Fiore, Secretary, arrived at 8:07 pm
Matt Kliszewski, Member at Large
Michael Fleischli, Member at Large

Jason Champion, Member at Large
Tori Rimlinger, Member at Large, arrived at 7:33 pm
Ryan Long, Member at Large
Suzanne Gignoux, Member at Large
Blake Brewer, Member at Large, arrived at 7:47 pm

Directors Absent

None

Also Present

Alan Fowlie, Seabreeze Management Company
Ryan Phillips, Compass Property Management

Homeowners Forum

Gwen Ozieblo, 464 Prospect was present at the meeting to discuss Clubhouse Rental fees from 7:35 pm through 7:42 pm.

Minutes

The Board of Directors reviewed the minutes from the November 28, 2023 Regular Session Meeting. Following the review, a motion was made, Seconded, and carried unanimously to approve the minutes as presented.

Executive Session Meeting Topics

In accordance with California Civil Code 4935 (e) the Board of Directors notes the following topics were discussed during the Executive Session Meeting held on November 28, 2023.

1. Executive Session Minutes
2. Delinquent Account Review
3. Disciplinary Discussions
4. Legal Discussions

Treasurer's Report

November 30, 2023 Financials

The Board of Directors discussed the financial statements for the period ending October 31, 2023 & November 30 30, 2023. Following a discussion, a motion was made, seconded, and carried unanimously to approve the Financials as presented subject to the Annual Audit. No other action was taken.

General Business

Accurate Voting Services Proposal

Following a discussion, a motion was made, seconded, and carried unanimously to approved table the discussion. No other action was taken.

Committee Reports

Executive Committee Report

President Rene Rimlinger was present and updated the Board. No other action was taken.

Social Committee Report

Tori Rimlinger was present and discussed Superbowl, the Annual Meeting, and purchasing NSCA Key chains. .
Following a brief discussion, a motion was made, Seconded, and carried unanimously to approve to have Tori purchase 250 each NSCA Key Chains. No other action was taken.

Facilities Maintenance and Improvements Report

Mike Sinacori was present and updated the Board on current and future needed projects. Following a review, a motion was made, Seconded, and carried unanimously to approve to upgrade the CCTV System for a cost NTE \$3,500.00 and to purchase new chains for the playground equipment for a cost NTE \$2,038.66 and to pay for both items from Reserves. No other action was taken.

Facilities Use Committee Report

Matt Kliszewski was present and updated the Board. No other action was taken.

Landscape Committee Report

Ryan Long was present to update the Board. Following a brief discussion, a motion was made, Seconded, and carried unanimously to approve to purchase new Holiday lighting for a cost NTE \$500.00. No action was taken.

WNBA Agenda and Report

Suzanne Gignoux was present to update the Board that no formal meetings have taken place recently. No action was taken.

REVIEW ONLY MATERIAL

Rental Calendars

The Board reviewed the Rental Calendars. No other action was taken.

Management Action List

Rene Rimlinger noted the items on the action list have been all been completed, except one to remain open until January.

2024 Annual Calendar

The Board of Directors reviewed the 2024 Annual Calendar.

Next Meeting Date

The next Regular Meeting of the Board of Directors will be held on February 20, 2024 at 7:30 P.M. via Zoom and at Seabreeze, 1211 Puerta Del Sol, #120, San Clemente, CA 92673.

Adjournment

There being no further business to come before the Board of Directors, it was the general unanimous consent of the Board of Directors to adjourn the General Session Meeting at 8:23 P.M.

Secretary

Date