

**NEWPORT SHORES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MINUTES**

April 16, 2024

NOTICE OF MEETING

The General session meeting of the Newport Shores Community Association Board of Directors was held on April 16, 2024, at 7:30pm at Compass Property Management, 302 N. El Camino Real, Suite 100, San Clemente, CA 92672 and via Zoom US (Meeting ID 593 820 7621) .

CALL TO ORDER

The Meeting was called to order at 7:30pm by President, Rene Rimlinger.

Directors Present: Rene Rimlinger, President
 Mike Sinacori, Vice President
 Erika Fiore, Secretary
 Rick Westberg, Treasurer
 Jason Champion, Member at Large
 Tori Rimlinger, Member at Large
 Gina Lesley, Member at Large
 Blake Brewer, Member at Large

Directors Absent: Matt Kliszewski, Member at Large
 Ryan Long, Member at Large
 Michael Fleischli, Member at Large

Other Present: Jenna Whitehead, Compass Property Management
 Ryan Phillips, Compass Property Management

Homeowners Present: None

HOMEOWNERS OPEN FORUM

There were no homeowners present for the open forum.

ORGANIZATION OF BOARD MEMBERS

The Board discussed and questioned if anyone wanted to be considered for an executive position. No one voiced a desire to run. Therefore a motion was made, seconded, and unanimously carried to approve keeping the following positions the same:

President: Rene Rimlinger
Vice President : Mike Sinacori
Secretary: Erika Fiore
Treasurer: Rick Westberg

All other Directors will remain Directors at Large

MINUTES

Approval of the March 5, 2024 Regular Session Meeting Minutes

The minutes from the March 5, 2024 regular session meeting provided by prior management, Seabreeze, were reviewed. A motion was made, seconded, and unanimously carried 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 April 16, 2024.

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

TREASURER'S REPORT

Approval of February 2024 Financials

The Board reviewed and discussed the February 2024 Financials provided by prior management company, Seabreeze. A motion was made, seconded and unanimously carried to approve the February 2024 Financials.

GENERAL BUSINESS

Reserve Data Analysis – Proposal for Reserve Study

The Board reviewed the Reserve Study Proposal from Reserve Data Analysis. It was noted that the last on-site study was done in December 2021, so a new on-site will need to be completed by December 2024 for the next fiscal year.

A motion was made, seconded and unanimously carried to approve the Reserve Data Analysis Proposal.

COMMITTEE REPORTS

Executive Committee

Per Director Rene Rimlinger, there is nothing to report.

Social Committee Report

Director Tori Rimlinger reported that the garage sale is this upcoming Saturday. Maps will be at the clubhouse and banners will be put up on Thursday. The event was advertised online. The committee also updated that they are looking into an adult party for June, and the Fourth of July Party is in the works.

Facilities Maintenance and Improvements Report

Director Sinacori reported on the following items: 1) Rust is coming off tennis court light pole arms. 2) New bird spikes may be needed on top of lights to prevent bird poop. 3) Showers will need attention before the summer.

Beach Gate Repair

Director Sinacori updated that the back gate is not latching, and hinges are cracked. The gates are showing signs of age. He also stated that the vendor that is normally used for repairs has not been reliable and Compass recommended Fence Menders, who provided a more competitive bid than Pacific Ironworks. The gate repair will be a reserve expense. A motion was made, seconded and unanimously carried to approve the Fence Menders proposal for gate repairs.

Sound Attenuation on East Tennis Court Fence Line

Director Sinacori stated that the issue is ongoing and will be necessary if legal case is settled. He recommends doing the sound attenuation now. Quotes received for material only have ranged from \$15k - \$16k. He found a local vendor called "Pacific Sound Control" who could complete the job for \$13k for both material and labor. The Board discussed that they want to protect the court for tennis playing as well and are working toward lowering the sound level. The goal is to generally improve the experience for all homeowners. The Board took a vote to approve a \$15k budget for the sound attenuation wall installation.

Ayes: Westberg, Sinacori, Champion, Brewer, Fiore, T. Rimlinger,

Nays: None

Abstain: Lesley, R. Rimlinger

The motion passed to approve a \$15k budget for sound attenuation wall installation.

Facilities Use Committee Report

There was nothing to report.

Landscape Committee Report

There was nothing to report.

REVIEW ONLY MATERIAL

Facility Rental Calendars

The facility rental calendars for April, May and June were reviewed. Management was Directed to block off the calendar before large events and holiday weekends. Tori Rimlinger will email Management the dates that need to be blocked off.

There were two calendar requests for weekend days with an event on the day before or after. The Board discussed that they want to be accommodating since it is not the summer season yet. A motion was made, seconded and unanimously carried to approve the two events. Management will update the calendars and contact the homeowners.

Manager's Action List

The Managers Action item list was reviewed. No further action was needed at this time.

2024 Annual Calendar

The annual calendar was reviewed. No further action was needed at this time.

NEXT MEETING

The next meeting date is scheduled for May 21, 2024.

ADJOURNMENT

There being no further business the Board adjourned at 8:30pm.

Board Signature

Date



QUALITY YOU CAN HEAR
 2677 N. Main Street, Suite 230, Santa Ana, CA 92705
 (714) 892-6022 MAIN (714) 892-3155 FAX

Quotation

To: New Port Shores Community Assoc.
 For: Tennis Court
 Quoting: **Noise Mitigation Panels**

DATE 4/18/2024
Quotation # 40411-2953C

This quote is valid for 60 days. Payment terms are 25% deposit w/net 10 due upon completion. Lead time will be approx 5-6 weeks (after submittal approval) + plus shipping time.

Quantity	Description	Each	Price
Lot	Furnish only exterior-grade sound panels to cover length of 58 ft and 12 ft height.		\$13,422
14 pnls	Barrier/Absorber composite, robust barrier at STC 33 AND 2" highly absorptive layer in minimize all aspects of noise at the source. BBC-EXT-R: 1lb psf reinforced loaded vinyl noise barrier with 1" thick exterior-grade VCP faced quilted fiberglass absorber in black; NRC 0.65, STC 29.		
	All panels fabricated with grommets along top, middle, and bottom; all panels sewn with Gore-Tenara thread. BBC panels fabricated with 2" exterior-grade Velcro seals along vertical edges.		
	Prices include materials, freight, installation and tax.		
***** (Options below are not included in total price) *****			
Option 1	Include additional panels 4= 8' Vivid BSC-2" green or black to include custom mounting hardware across 3 existing pilasters add \$4,760		
Notes	CE Pickup Company, Inc. - CSLB # 647465, DIR Registration #1000007590 This quote is subject to a 25% cancellation fee if cancelled after being accepted in any form. Complete Installation of above scope (merit shop labor, UNO) is included - Freight included Cost of dumpster NIC, permits, fees, structural engineering not included unless noted above.		
7.75%	State sales tax - Orange County, CA	Included	
Visa, Amex, MC payment available with 3% CC processing fee paid by client		Total	\$13,422

Please call with any questions 480-205-3752 or email jbootz@pacificsoundcontrol.com.

Pacific Sound Control, a CE Pickup Company

Jeff Bootz

Jeff Bootz
 Applications Engineer

APPROVED - Please Proceed

Michael J Sinacori

Michael J. Sinacori,
 NSCA Vice President
 (949) 795-8948

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. C.E. Pickup Company, Inc.	
2 Business name/disregarded entity name, if different from above dba Pacific Sound Control	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 2677 N. Main Street, #230	Requester's name and address (optional)
6 City, state, and ZIP code Santa Ana, CA 92705	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

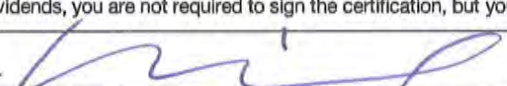
Social security number									
			-			-			
or									
Employer identification number									
9	5	-	2	6	5	8	7	3	7

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 1/19/24
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



ACOUSTICAL SURFACES, INC.

123 Columbia Court North Chaska, MN 55318

CELEBRATING 35 YEARS - SOUNDPROOFING, ACOUSTICS, NOISE & VIBRATION SPECIALISTS!
952.448.5300 | 800.448.0121 | sales@acousticalsurfaces.com | www.acousticalsurfaces.com

Thank You For The Opportunity To Quote

Quote

238241

Quoted to: Newport Shores Community Association 511 Canal Street Newport Beach, CA 92663 Attn: Michael Sinacori Phone: 949-644-3342 Email: mjsinacori@gmail.com	Ship to: Newport Shores Community Association 511 Canal Street Newport Beach CA 92663 Attn: Michael Sinacori Phone: 949-795-8948
Project: Newport Shores Community Pickle Ball Court Panels	
Project ID: 141991	

Quantity	Unit	Item No.	Project Description	Unit Price	Extension
1	EA	CAEA	BBC EXT R 2 INCH Panels - *(ONLY)* **(BLACK)** 1 LB PSF REINFORCED LOADED VINYL NOISE BARRIER 2 INCH THICK EXTERIOR-GRADE VCP FACED QUILTED FIBERGLASS ABSORBER	\$11,896.00	\$11,896.00

PANELS FABRICATED WITH GROMMETS ALONG TOP, MIDDLE &
BOTTOM EDGES,
MATING EXTERIOR-GRADE VERTICAL VELCRO SEALS
SEWN WITH GORE-TENARA THREAD

*> TO COVER AN AREA MEASURING - 55' x 12' HIGH

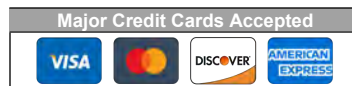
1	EA	PF	Packing / Crating Fee	\$200.00	\$200.00
		SHLTLAD1	Shipping is dock to dock. Please add \$90.00 for lift gate and \$120.00 for non-commercial or residential delivery.		

Lead Time: 5-6 WEEKS
After receipt of approved drawings

Approx Lead Time:	TBD
Terms : (With Approved Credit)	Prepay
Deposit Required:	\$14,569.42

Subtotal:	\$12,096.00
Shipping/Handling:	\$1,425.50
Sales Tax:	\$1,047.92
Total:	\$14,569.42

Valid Through: **01/19/2024**
Approx Escalation: 3% per quarter,
expires after 1 year



Quote Date:	12/20/2023
Quoted by:	Mark Worm

QUOTATION ACKNOWLEDGMENT

This is acknowledgment of a quotation you have requested from Acoustical Surfaces Inc. (ASI) Please verify quantities, description, price and shipping information. Notify us immediately if incorrect. All changes must be confirmed in writing. All Shipments are FOB plant and shipped freight added, collect or 3rd party billed if requested. Custom and prefinished orders require a deposit. Custom, prefinished and fire retardant products are not returnable. All orders are contingent upon approved credit and acceptance. Prices do not include taxes, duty or custom crating and cartoning. All returns are subject to as much as a 50% restocking fee.

Mike Sinacori

From: Sales <sales@tmsoundproofing.com>
Sent: Friday, April 12, 2024 8:53 AM
To: Sales
Cc: msinacori@roadrunner.com
Subject: Re: Trademark Soundproofing: User filled in Request Quote form!

Hi ,

The price for the panel will be \$1138.50.

If you want to proceed to order please send us your billing and shipping info. so that we should be able to send you a quote to complete your order.

For any further assistance please do not hesitate to contact us.

Best regards

How would you rate my reply?

[Great](#) [Okay](#) [Not Good](#)

--

Elie Weil



P: 845-388-1200 x105

E: sales@tmsoundproofing.com

W: www.tmsoundproofing.com



On Fri, Apr 12, 2024 at 2:45 PM UTC, Sales <sales@tmsoundproofing.com> wrote:
Hi,

Thanks for reaching out.

Elie our orders manager will provide you with a quote at his earliest convenience.

Thank you.

--

Rachel Rosenberg



P: 845-388-1200 x103

E: sales@tmsoundproofing.com

W: www.tmsoundproofing.com

On Thu, Apr 11, 2024 at 2:51 PM UTC, Sales <sales@tmsoundproofing.com> wrote:



Green Glue

Mass Loaded Vinyl

Resilient Sound Clips

Window Panel

Door Soundproofing

Product URL: <https://www.tmsoundproofing.com/Sound-Curtain-Economic.html>

Product name: Sound Curtain- Heavy Duty, Economic

All selected options:

Facing Color Black

Barrier Color Black

Dimensions 54\"X144\"

Facing Thickness 2\"

Entered name: Michael Sinacori

Entered phone: 949-794-8948

Entered email: Msinacori@roadrunner.com

Entered note:

--

Thank you for shopping at www.tmsoundproofing.com!

Trademark Soundproofing Phone: 845-388-1200 Fax: 845-388-1388 URL: www.tmsoundproofing.com
(<http://www.tmsoundproofing.com>)

All Noise Control
 2731 Vista Parkway D
 West Palm Beach, FL 33411 US
 561-964-9360
 sams@allnoisecontrol.com

Estimate



ADDRESS
CITY OF NEWPORT BEACH Michael J. Sinacori, P.E. 949-795-8948

SHIP TO
CITY OF NEWPORT BEACH Michael J. Sinacori, P.E. 949-795-8948

ESTIMATE #	DATE	
8303-5486	04/18/2024	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	ANC-AB12	ACOUSTICALBLANKET/CURTAIN THICKNESS: 2" COLOR: BLACK DESCRIPTION:VINYL FACED QUILTED BOTH SIDES WITH 1# NON-REINFORCED BARRIER IN THE MIDDLE, GROMMETS ON THE TOP WITH VELCRO EDGES..MOUNTING: GROMMETS (ON W' EDGE) 55' x 12' H	1	0.00	0.00
	ANC-LP	LEAD TIME 3-4 WEEKS TOTAL PRICE NOT INCLUDING FREIGHT:	1	27,132.00	27,132.00

TOTAL

\$27,132.00

Accepted By

Accepted Date

Balance Sheet Comparative - Combined

zz - Newport Shores Community Assoc - Term 3/31/24

End Date: 03/31/2024

		Current Balance at 3/31/2024	Prior Month Balance at 02/29/2024	Change
Assets				
CASH - OPERATING				
01-1001-00	Sunwest - Operating - 1045	\$ 304,655.10	\$ 263,708.11	\$ 40,946.99
01 1003 00	Pacific Western Operating 7367	89 50		89 50
01-1005-00	New Mgmt Start-Up Funds	10,000.00	10,000.00	-
01-1095-00	Due (To)/From Reserves	(7,698.33)	(2,790.00)	(4,908.33)
Total CASH - OPERATING:		\$ 307,046.27	\$ 270,918.11	\$ 36,128.16
CASH - RESERVE				
02 1120 00	Morgan Stanley Reserve MM 4573	\$ 184,068.42	\$ 186,842.30	\$ (2,773.88)
02-1195-00	Due (To)/From Operating	7,698.33	2,790.00	4,908.33
Total CASH - RESERVE:		\$ 191,766.75	\$ 189,632.30	\$ 2,134.45
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable-Homeowner	\$ 39,710.87	\$ 6,420.28	\$ 33,290.59
Total ACCOUNTS RECEIVABLE:		\$ 39,710.87	\$ 6,420.28	\$ 33,290.59
OTHER ASSETS				
13-1305-00	Prepaid Expenses	\$ 13,960.94	\$ 13,960.94	\$ -
13-1690-00	Clearing Account	(5,352.65)	(5,352.65)	-
Total OTHER ASSETS:		\$ 8,608.29	\$ 8,608.29	\$ -
Total Assets:		\$ 547,132.18	\$ 475,578.98	\$ 71,553.20
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 5,387.76	\$ 202,786.41	\$ (197,398.65)
20-2025-00	Clubhouse Rental Deposit	100.00	100.00	-
20-2110-00	Homeowner Refund Payable	(458.87)	(458.87)	-
Total ACCOUNTS PAYABLE:		\$ 5,028.89	\$ 202,427.54	\$ (197,398.65)
RESERVES				
40-4000-00	Reserves - General	\$ 190,222.20	\$ 185,313.87	\$ 4,908.33
40-4016-00	Fences/Walls	1,785.04	1,785.04	-
40-4025-00	Light Replacement & Timers	7,441.59	7,441.59	-
40-4035-00	Stucco Wall Repairs	(13,952.00)	(13,952.00)	-
40-4058-00	Paint	2,888.24	2,888.24	-
40-4065-00	Roof Replacement	4,156.75	4,156.75	-
40-4069-00	Signs	3,573.37	3,573.37	-
40-4070-00	Deck/Stain	(110,425.00)	(110,425.00)	-
40-4075-00	Drives/Streets	13,174.38	13,174.38	-
40-4078-00	Basketball Court	(7,492.92)	(7,492.92)	-
40-4079-00	Clubhouse	50,036.47	50,036.47	-
40-4080-00	Pool/Spa	32,745.22	32,745.22	-
40-4081-00	Tennis Court	(6,326.31)	(6,326.31)	-
40-4084-00	Park	6,110.06	6,110.06	-
40-4099-00	Contingency	(691.30)	2,808.70	(3,500.00)
40-4494-00	Bank Charges	(75.00)	(75.00)	-
40-4495-00	Interest	18,595.96	17,869.84	726.12
Total RESERVES:		\$ 191,766.75	\$ 189,632.30	\$ 2,134.45

Balance Sheet Comparative - Combined

zz - Newport Shores Community Assoc - Term 3/31/24

End Date: 03/31/2024

		Current Balance at 3/31/2024	Prior Month Balance at 02/29/2024	Change
EQUITY				
49-4997-00	Prior Year Adjustments	\$ 19,564.08	\$ 19,564.08	\$ -
49-4998-00	Prior Year Equity	63,955.06	89,582.59	(25,627.53)
Total EQUITY:		<u>\$ 83,519.14</u>	<u>\$ 109,146.67</u>	<u>\$ (25,627.53)</u>
Net Income / (Loss)		<u>\$ 266,817.40</u>	<u>\$ (25,627.53)</u>	<u>\$ 292,444.93</u>
Total Liabilities & Equity:		<u>\$ 547,132.18</u>	<u>\$ 475,578.98</u>	<u>\$ 71,553.20</u>