

**NEWPORT SHORES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MINUTES
May 16, 2023**

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 7:40 P.M. by Rene Rimlinger, President.

Directors Present

Rene Rimlinger, President
Mike Sinacori, Vice President
Erika Fiore, Secretary
Matt Kliszewski, Member at Large

Michael Fleischli, Member at Large
Tori Rimlinger, Member at Large
Blake Brewer, Member at Large
Ryan Long, Member at Large, Member at Large

Directors Absent

Rick Westberg, Treasurer, Suzanne Gignoux, Member at Large, and Jason Champion, Member at Large

Also Present

Alan Fowlie, Seabreeze

Homeowners Forum

No owners were present for the meeting.

Minutes

The Board of Directors reviewed the minutes from the April 4, 2023 Regular Session Meeting. Following the review, a motion was made by Ryan Long, Seconded by Rene Rimlinger, 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 May 16, 2023.

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

Treasurer's Report

April 22, 2023 Financials and March 22, 2023 Financials

The Board of Directors discussed the financial statements for the periods ending April 22, 2022 and March 22, 2023. Following a discussion, it was moved by Mike Sinacori, seconded by Michael Fleischli, and carried unanimously to approve the financials as presented subject to the annual audit.

General Business

Facility Rules Approval

Following a discussion, it was moved by Mike Sinacori, seconded by Rene Rimlinger, and carried unanimously to table the discussion. Management was directed to work on a "strike-through" draft with Mike Sinacori for the June Meeting. No other action was taken.

Collection Policy

Following a discussion, it was moved by Mike Sinacori, seconded by Blake Brewer, and carried unanimously to adopt the Facility Rules. No other action was taken.

Committee Reports

Executive Committee Report

President Rene Rimlinger was present and updated the Board.

Social Committee Report

Tori Rimlinger was present and discussed Brewfest possible dates, July 4th. No action was taken.

Facilities Maintenance and Improvements Report

Mike Sinacori was present and updated the Board on the following projects:

Breakwater Management (Tom's) Clubhouse List:

1. Baby Changing Station install in women's bathroom - NEEDED
2. Painting above pump room door
3. Painting in tennis court around new drinking fountain
4. Painting front walls
5. Paint bathroom doors and replace lower metal plates
6. Painting Wrought Iron
7. Fix all deck drains - NEEDED
8. Replace sliding door to bbq area I - possible warranty item.
9. Paint walls out front
10. Power wash roofs.
11. Lifeguard door louvers and painting
12. Volleyball Line tightening
13. Windows in bathrooms need cranks replaced. - NEEDED
14. Adjust circulation water heater timer
15. Defibrillator Box Install - JOSE
16. Replaced shower heads

Mike's List:

1. Repaired Key Computer
2. Coordinated install of Parking Camera
3. Coordinate Urinal Replacement/Repair
4. Men's Sink Drain backed up fixed
5. Pool Plastering
6. Heater Repairs
7. Sand Blasting
8. Shower tile sealing - 5/31
9. Clubhouse sealing - TBS

Future Projects:

1. Bar Reconstruction
2. Palapa over Bar Project

No other action was taken.

Ratify Plaster & Sandblasting Approval

Following a discussion, it was moved by Matt Kliszewski, seconded by Michael Fleischli, and carried unanimously to ratify the plaster approval for a cost NTE \$12,000 and Sandblasting for a cost NTE \$18,848.75. 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 not present to update the Board. No action was taken.

WNBA Agenda and Report

Suzanne Gignoux was not present to update the Board.

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 completed.

2023 Annual Calendar

The Board of Directors reviewed the 2023 Annual Calendar.

Next Meeting Date

The next Regular Meeting of the Board of Directors will be held on June 20, 2023 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 8:37 P.M.

Secretary

Date