

NEWPORT SHORES COMMUNITY ASSOCIATION BOARD OF DIRECTORS GENERAL SESSION MINUTES August 1, 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 7:34 P.M. by Rene Rimlinger, President.

Directors Present

Rene Rimlinger, President
Mike Sinacori, Vice President
Erika Fiore, Secretary
Rick Westberg, Treasurer
Jason Champion, Member at Large

Suzanne Gignoux, Member at Large
Tori Rimlinger, Member at Large
Ryan Long, Member at Large
Matt Kliszewski, Member at Large

Directors Absent

Michael Fleischli, Member at Large, and Blake Brewer, Member at Large

Also Present

Alan Fowlie, Seabreeze Management Company

Homeowners Forum

No owners were present for the meeting.

Minutes

The Board of Directors reviewed the minutes from the June 20, 2023 Regular Session Meeting. Following the review, a motion was made by Rick Westberg, Seconded by Ryan Long, 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 August 1, 2023.

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

Treasurer's Report

July 22, 2023 & June 22, 2023 Financials

The Board of Directors discussed the financial statements for the periods ending July 22, 2023, and June 22, 2023. Following a discussion, it was moved by Mike Sinacori, seconded by Rick Westberg, and carried unanimously to approve the financials as presented subject to the annual audit. Management was requested to email the G/L reports for #4070-88 and move \$18,000 from G/L #8900 to G/L #4070-88. No other action was taken.

Reserve Study Proposal Approval

Following a discussion, it was moved by Mike Sinacori, seconded by Rick Westberg, and carried unanimously to approve the to have the computer update for a cost NTE \$695.00 as submitted by RDA. Management was directed to have the Reserve Analyst set up a Zoom Meeting with the Finance Committee. No other action was taken.

General Business

VIVE Vendor Verification Discussion

Following a discussion, it was moved by Mike Sinacori, seconded by Erika Fiore, and carried unanimously to table the discussion. Management was directed to email Mike Sinacori a vendor list. No other action was taken.

Committee Reports

Executive Committee Report

President Rene Rimlinger was present and updated the Board.

Social Committee Report

Erika Fiore was present and discussed having a movie night Labor Day weekend, and the need for new/more volunteers. No action was taken.

Facilities Maintenance and Improvements Report

Mike Sinacori was present and updated the Board on current and future needed projects. No other action was taken.

Facilities Use Committee Report

Rick Westberg & Matt Kliszewski were present and updated the Board. No other action was taken.

Facility Rental Fees Adjustments

Following a discussion, it was moved by Rene Rimlinger, seconded by Mike Sinacori, and carried unanimously to approve all rental fees will cost \$100 with a \$100 Security Deposit. No other action was taken.

Landscape Committee Report

Ryan Long was present to update the Board. No action was taken.

WNBA Agenda and Report

Suzanne Gignoux was 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 September 19, 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