

**NEWPORT SHORES COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
October 6, 2015**

The General Session Meeting of the Newport Shores Community Association Board of Directors was held at the Association Clubhouse, 511 Canal Street, Newport Beach, California. There being a quorum present, the Meeting was called to order at 7:02 P.M. by President Rene Rimlinger

**Directors Present**

Rene Rimlinger, President  
Mike Sinacori, Vice President  
Howard Rich, Secretary  
Whit Batchelor, Treasurer  
Carey Ransom, Member at Large

Gary Belt, Member at Large  
Suzanne Gignoux, Member at Large  
Nick Louis, Member at Large  
Tori Rimlinger, Member at Large

**Directors Absent**

Rick Westberg, Member at Large

**Also Present**

George Harvey, AMMCOR

**Homeowners Forum**

No homeowner's attended tonight's meeting.

**Minutes**

The Board of Directors reviewed the Minutes from the September 1, 2015 General Session Meeting. Following the review, it was moved by Gary Belt and seconded by Nick Louis to approve as presented the September 1, 2015 General Session Minutes. The motion carried unanimously.

**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 October 6, 2015.

1. Approval of the Executive Session Meeting Minutes
2. Delinquent Account Review
3. General Legal Matters

**Treasurer's Report**

The Board of Directors discussed the financial statements for the period ending August 22, 2015. Following the review, it was moved by Whit Batchelor and seconded by Gary Belt to approve the August 22, 2015 financial statements subject to the annual audit. The motion carried unanimously.

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**Resolution to Levy a Lien**

The Board of Directors discussed the Resolution to Levy a Lien on APN# 045-061-28. Following the discussion, it was moved by Carey Ransom and seconded by Gary Belt to table the Resolution to Levy a Lien on APN# 045-061-28 and discuss the homeowner's payment plan request during the Executive session meeting. The motion carried unanimously.

**Reserve Study Proposals**

The Board of Directors discussed the reserve study proposals submitted by Advanced Reserve Solution, Association Reserves and Reserve Data Analysis. Following the discussion, it was moved by Whit Batchelor and seconded by Nick Louis to approve the reserve study proposal from Reserve Data Analysis for a full field inspection for a total not to exceed \$1,095.00. The motion carried unanimously.

## **General Business**

### **Correspondence**

The Board of Directors discussed the correspondence. No action taken.

### **Committee Reports**

#### **Executive Committee Report**

Nothing to report.

#### **Social Committee Report**

Tori Rimlinger discussed the upcoming Halloween event. Management was directed to add the Hour Tour event which will be held on December 6<sup>th</sup> to the rental calendar.

#### **Facilities Maintenance and Improvements Report**

Mike Sinacori discussed the October 6, 2015 committee report. The committee met to review the idea of paddle board and boat storage proposal from Tom Higgs. Following the discussion, it was moved by Mike Sinacori and seconded by Carey Ransom to approve sending out a survey regarding the paddle board and boat storage idea in an email blast to the members. The motion carried unanimously. Following the discussion, it was moved by Rene Rimlinger and seconded by Mike Sinacori to table the paddle board and boat storage proposal to the November meeting. The motion carried unanimously.

#### **Playground Committee**

Nothing to report.

#### **Bylaw Committee**

Howard Rich reported the committee is working on updating the Bylaws. Creating all new Bylaws with major changes. The attorney has been contacted and the approximate cost will be \$2,000.00. Following the discussion, it was moved by Nick Louis and seconded by Mike Sinacori to approve \$2,000.00 for the cost of changing the Bylaws. The motion carried unanimously.

#### **Nominating Committee**

The Board of Directors discussed filling the Board vacancy due to the resignation of Sean Pence. Following the discussion, it was moved by Mike Sinacori and seconded by Gary Belt to approve Peter Hurley to the Board of Directors. The motion carried unanimously.

#### **Aquatics Committee**

The Board of Directors discussed the 2015 season review submitted by Aquatics Director Anthony Iacopetti. No action taken.

The Board of Directors discussed the Use and Indemnity Agreement from OCAC President Anthony Iacopetti. Following the discussion, it was moved by Carey Ransom and seconded by Mike Sinacori to approve the OCAC program and Use and Indemnity Agreement. The motion carried unanimously.

#### **Landscape Committee**

Gary Belt reported the Landscape Committee will be trimming the Melaleuca trees before Thanksgiving.

#### **West Newport Beach Association Report**

Nothing to report.

**Rental Calendars**

The Board of Directors reviewed the rental calendars.

**Action List**

Management noted on the items on the September action list has been completed.

**Next Meeting Date**

The next Regular Meeting of the Board of Directors will be held on November 3, 2015 at 7:00 P.M. at the Associations clubhouse.

**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 8:10P.M.

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President

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Secretary

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Date