

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

May 21, 2024

NOTICE OF MEETING

The General session meeting of the Newport Shores Community Association Board of Directors was held on May 21, 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
 Rick Westberg, Treasurer
 Tori Rimlinger, Member at Large
 Blake Brewer, Member at Large
 Ryan Long, Member at Large
 Matt Kliszewski, Member at Large

Directors Absent: Erika Fiore, Secretary
 Gina Lesley, Member at Large
 Michael Fleischli, Member at Large
 Jason Champion, Member at Large

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

Homeowners Present: Kathleen Hill
 Erin Kendrella
 Sharon Paxson

HOMEOWNERS OPEN FORUM

The following topics were discussed during the homeowner open forum: 1) Homeowner who held a party without a reservation attended and stated she should have made a reservation and will send in the \$200 reservation fee. 2) Homeowner questioned why the reservation fee went up to \$200. The Board explained that it was raised for a trial period of a year. The purpose of the fee is to cover the cost of staffing and not to make money.

MINUTES

Approval of the April 16, 2024 Regular Session Meeting Minutes

The minutes from the April 16, 2024 regular session meeting were reviewed. A motion was made by Director T. Rimlinger, seconded by Director Sinacori, 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 March 2024 Financial Statements

The Board reviewed the March 2024 Financials. There was some discussion about the gas bill being high and if the billing is for more than one month, as well as if office/postage is a line item, and to request an invoice from SeaBreeze. After discussion, a motion was made by Director Westberg, seconded by Director Brewer and unanimously carried to approve the March 2024 Financials.

Approval of the April 2024 Financial Statements

After discussion, a motion was made by Director Westberg, seconded by Director Long and unanimously carried to approve the April 2024 Financials.

GENERAL BUSINESS

Insurance Proposal

The Board reviewed the insurance proposal from Armstrong/Robitaille/Riegle. It was noted that the premium went up about \$6k since last year.

A motion was made by Director Westberg, seconded by Director Long and unanimously carried to approve the insurance proposal effective 6/23/24 - 6/23/25.

Resident Request for Membership

The Board reviewed the past membership offer letters sent, and discussed the request for membership. There was discussion regarding the fee, and what has been charged in the past. A motion was made by Director Rimlinger, seconded by Director Long, and carried with majority to table the issue at this time. Director Sinacori offered to take the lead and discuss with legal how to handle the issue.

Welcome Letter Draft

The Board reviewed the welcome letter draft. There was discussion about adding verbiage regarding the number of guests, and to return lost pool keys in to the clubhouse mailbox. The verbiage should also be changed from "homeowners" to "Residents." A motion was made by Director Sinacori, seconded by Director Rimlinger, and unanimously carried to approve the cost of mailing the letter once it is finalized.

COMMITTEE REPORTS

Executive Committee

There was no report this month. Ryan Phillips of Compass Property Management went over the features and use of the Appfolio online portal.

Social Committee Report

Director Tori Rimlinger reported the following: 1) The garage sale went great. 2) Regarding the Memorial Day Event she updated that there will be a band at 5:00pm. There will be a chili cook-off. TK Burger required a 180 order minimum. 3) 4th of July planning is in the works.

Facilities Maintenance and Improvements Report

Director Sinacori reported on the following items: 1) Showers and showerheads have been tuned up. 2) Perkins plumbing serviced the men's urinals. 3) Beach gate has been repaired. 4) Trimming was complete at back of tennis court area. 5) Pressure washing complete at tennis court.

Tennis Court Resurfacing Discussion

The Board discussed that other than dings in the cement, the court should have a couple of more years of use before needed to be resurfaced.

Tennis Court Light Maintenance Discussion

The Board reviewed the quote from Beynon/ Zaino for light pole painting. Director Sinacori stated that the quote was too high. He requested that the Board approve up to \$3k for painting. A motion was made by Director Sinacori, seconded by Director T. Rimlinger, and unanimously approved to allow a \$3k budget for painting of the poles and lights.

Facilities Use Committee Report

There was nothing to report.

Landscape Committee Report

It was discussed that the tall palm trees may need trimming.

REVIEW ONLY MATERIAL

Informational Correspondence

The following informational correspondence was reviewed: 1) Recommendation letter request and a copy of letter to National Honor Society. 2) Letter from Homeowner requesting explanation of raise in facility reservation fee. 3) Notice regarding mooring rate hike

Facility Rental Calendars

The facility rental calendars for May, June and July were reviewed.

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 June 18, 2024.

ADJOURNMENT

There being no further business the Board adjourned at 9:02pm.

Board Signature

Date