

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

June 18, 2024

NOTICE OF MEETING

The General session meeting of the Newport Shores Community Association Board of Directors was held on June 18, 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 7:36pm by President, Rene Rimlinger.

Directors Present: Rene Rimlinger, President
 Mike Sinacori, Vice President
 Rick Westberg, Treasurer
 Erika Fiore, Secretary
 Jason Champion, Member at Large
 Ryan Long, Member at Large
 Matt Kliszewski, Member at Large

Directors Absent: Tori Rimlinger, Member at Large
 Blake Brewer, Member at Large
 Gina Lesley, Member at Large
 Michael Fleischli, Member at Large

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

Homeowners Present: Carolyn Jennings

HOMEOWNERS OPEN FORUM

The following topics were discussed during the homeowner open forum: 1) Homeowner stated she will be on top of any disturbances, and abide by the rules. She also asked if people are allowed on the island across the canal – The Board responded no, it is Federal land.

SECRETARYS REPORT

Approval of the May 21, 2024 Regular Session Meeting Minutes

The minutes from the May 21, 2024 regular session meeting were reviewed. A motion was made by Director Rimlinger, seconded by Director Long, 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 June 18, 2024.

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

TREASURER'S REPORT

The May 2024 Financials were not yet available to review and were tabled to the next meeting.

GENERAL BUSINESS

Newport Exterminating Increase Notice

The Board reviewed the increase notice from Newport Exterminating, which will take effect on August 1, 2024. New rate to be \$170 per month for general pest control, and \$60 per month for Ground Squirrel Control.

Other Discussion

Regarding facilities use, the following was discussed regarding the request for 431 Canal St. To “re-join” the Association. 1) When properties converted from leasehold to fee simple, the documents were a mess. 2) Attorney has explored options. 3) Technically the Association could collect back dues since the time ownership began. 4) Options were discussed such as charging this year’s dues, plus 3 or 5 years as well. Director Sinacori suggested charging the owner the last 5 years of dues, plus this year’s dues in order to join the Association.

A motion was made by Director Rimlinger, seconded by Director Sinacori, and unanimously carried to approve to allow the owner of 431 Canal to re-join the Association for the amount on \$2900 – 5 years of dues, plus this year.

It was noted the policy needs to be updated and there are other owners who may also want to re-join the Association.

COMMITTEE REPORTS

Executive Committee

There was no report this month.

Social Committee Report

Director Fiore reported that the 4th of July invited went out this week. Planning is in full swing, and volunteers are still needed for games.

Facilities Maintenance and Improvements Report

Director Sinacori noted that the front and back gates still need some adjustments.

Sound Panel Installation

Director Sinacori explained that the sound panel installation will be on Friday. The court has been blocked off from Thursday – Friday. The light poles are being painted at this time as well and bird spikes will be added. The project is a two day operation, and a lift is required.

Facilities Use Committee Report

416 62nd Street – Rental Refund Request

The homeowner request was reviewed. The homeowner would like to request a partial refund for her May 28th event and also suggests a graded fee policy.

Director Sinacori motioned to refund the homeowner \$100. Director Westberg seconded. There was discussion about the fact that the party was small, and they cleaned up on their own. Ayes: Directors Fiore and Champion. Nays: Directors Long and Kliszewski. The motion carried with a majority to add a \$100 credit to the homeowners account.

Tennis and Pickleball Block Time Adjustments

Regarding the tennis block, it was discussed that Tiago had 3pm-6:30pm reserved, then moved to 3:30-6:30pm.

Director Sinacori made a motion to move the tennis block to 4pm –7pm on Tuesdays and Thursdays, Director Kliszewski seconded, and the motion carried unanimously to approve the change in tennis block times.

Regarding the Pickleball block, it was suggested that the time shifts back. The recommended block for pickleball is 6pm – 8:30pm on Mondays and Wednesdays.

There was a motion made by Director Sinacori, seconded by Director Kliszewski, and the motion carried unanimously to adjust the pickleball time block to 6pm – 8:30pm on Mondays and Wednesdays.

Landscape Committee Report

The following was discussed by the landscape committee: 1) The committee will be re-reviewing some older landscape plans. 2) Palm trees will be trimmed late summer. 3) Compass Property Management spoke with the landscaper regarding invoices which were mailed – invoices are now in the system and pending payment. 4) A homeowner will be providing a discounted design proposal for “street ends,” The idea is to refresh the landscaping.

REVIEW ONLY MATERIAL

Informational Correspondence

There was no correspondence to review.

Facility Rental Calendars

The facility rental calendars for June, July and August 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 August 20, 2024.

ADJOURNMENT

There being no further business the Board adjourned at 8:11pm.

Board Signature

Date