

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

August 20, 2024

NOTICE OF MEETING

The General session meeting of the Newport Shores Community Association Board of Directors was held on August 20, 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 (arrived at 8:05pm)
 Gina Lesley, Member at Large
 Jason Champion, Member at Large
 Tori Rimlinger, Member at Large

Directors Absent: Blake Brewer, Member at Large
 Michael Fleischli, Member at Large
 Ryan Long, Member at Large
 Matt Kliszewski, Member at Large

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

Homeowners Present: None

HOMEOWNERS OPEN FORUM

There were no homeowners present, and nothing discussed during the homeowner open forum.

SECRETARYS REPORT

Approval of the June 18, 2024 Regular Session Meeting Minutes

The minutes from the June 18, 2024 regular session meeting were reviewed. A motion was made by Director Westberg, seconded by Director T. Rimlinger, 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 and June 2024 Financials were reviewed. It was noted that the pool and spa should be combined, as there is no spa on the property. Also, it was questioned if lifeguard payroll should be under pool contract?

After review, A motion was made by Director Westberg, seconded by Director Sinacori, and unanimously carried to approve the May and June 2024 financials as presented.

GENERAL BUSINESS

MLG Assessment Recovery – Fee Services Agreement

The Board reviewed the Fee Schedule from MLG Assessment Recovery. It was noted that they will agree to the \$195 pre-lien letter fee for the rest of this fiscal year, instead of the standard \$225 fee.

A motion was made by Director Sinacori, seconded by Director Westberg, and unanimously carried to approve the MLG Assessment Recovery Fee Schedule. There was no further discussion.

Feldsott, Lee & Nichter – Early Renewal of Annual Retainer

The Board reviewed the agreement from Feldsott, Lee and Nichter for early renewal of annual retainer. There were several hour and fee options presented. The Board discussed the 10 hour annual retainer for \$2000.

A motion was made by Director Westberg, seconded by Director Lesley, and unanimously carried to approve the Feldsott, Lee & Nichter proposal for early renewal of 10 hour annual retainer for a fee of \$2,000. There were no comments or discussion.

Personal Touch – 2025 Increase Notice

The Board reviewed the increase notice from Personal Touch regarding the total annual increase of \$372.81 effective January 1, 2025. There was no discussion, the increase was accepted.

NSCA Rule Changes – Pickleball Hour and Use Requirements

The Board reviewed the updated and redlined rules that were presented. There is an addition of up to a \$500 fine being added for violation enforcement.

A motion was made by Director Sinacori, seconded by Director Lesley, and unanimously carried to approve the drafted rules, and to have a notice sent out for a 28-day review and comment period.

Other Discussion

There was no additional general business discussion.

COMMITTEE REPORTS

Executive Committee

There was no report this month.

Social Committee Report

Director T. Rimlinger reported the following: 1) The rib cookoff last week went great. 2) If people have ideas for upcoming events, please let Tori know. 3) Next big event is Halloween, and there may be a movie night in between.

Facilities Maintenance and Improvements Report

Director Sinacori updated that there was an overhaul of the lighting. Replacement fixtures were needed and were not inexpensive.

Facilities Use Committee Report

There was no report this month.

Fall Swim Team Flyer

The fall swim team flyer was reviewed, there were no comments.

Landscape Committee Report

Director Long was not present, so there was not a report. The following was discussed by the Board members present: 1) The palm trees were trimmed. 2) A Board member questioned why the short trees were not trimmed, only the tall ones? 3) City trees will be trimmed separately.

REVIEW ONLY MATERIAL

Informational Correspondence

The Board reviewed the request from Orange County Registrar of voters to use the NSCA Facility for a vote center. It was discussed that there is too much impact on the facility, and for too many days.

Director Sinacori made a motion to Deny the request to use the facility. The motion was seconded by Director Fiore, and unanimously carried to deny the request. The facility will not be used for voting.

Facility Rental Calendars

The facility rental calendars for August, September and October were reviewed. Management was directed to block off the day before and after Halloween.

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 September 17, 2024.

ADJOURNMENT

There being no further business the Board adjourned at 8:12.

Board Signature

Date