

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

September 17, 2024

NOTICE OF MEETING

The General session meeting of the Newport Shores Community Association Board of Directors was held on September 17, 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 7:34pm by President, Rene Rimlinger.

Directors Present: Rene Rimlinger, President
 Mike Sinacori, Vice President
 Erika Fiore, Secretary
 Blake Brewer, Member at Large
 Matt Kliszewski, Member at Large
 Gina Lesley, Member at Large
 Jason Champion, Member at Large
 Tori Rimlinger, Member at Large
 Michael Fleischli, Member at Large
 Ryan Long, Member at Large

Directors Absent: Rick Westberg, Treasurer

Other Present: Jenna Whitehead, Compass Property Management

Homeowners Present: Perry Kupferman

HOMEOWNERS OPEN FORUM

The following was discussed during the homeowner open forum: 1) Owner purchased three years ago and is not on the email list. Management will email him an owner registration form and get his email address to Director T. Rimlinger for the NSCA email list.

SECRETARYS REPORT

Approval of the August 20, 2024 Regular Session Meeting Minutes

The minutes from the August 20, 2024 regular session meeting were reviewed. A motion was made by Director Lesley, seconded by Director T. Rimlinger, and unanimously carried to approve the minutes as with the following change to verbiage: “up to \$500” under rule change on page 2.

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 July 2024 Financials were reviewed. The treasurer, Director Westberg was not present, therefore, A motion was made by Director Fiore, seconded by Director Lesley, and unanimously carried to table the July 2024 financials to the next meeting.

GENERAL BUSINESS

Notice to Correct – City of Newport Beach

The Board reviewed the notice of Violation from the City of Newport Beach regarding green waste and recyclables. There is a deadline of October 22, 2024 to correct the violation. Director Sinacori updated that was a change in code enforcement. He stated that Newport Shores will get a waiver on the organics from the city. The current trash service Republic Services has raised their fee from \$300 in 2018 to almost \$900 now. He is looking into CR&R for replacement service. A recycling cart would need to be added. He stated the Association will not get fined, but will get a violation. Director Sinacori went on to say he will speak to code enforcement unless someone else on the Board wants to get involved. He will draft a letter for Management to send to the city on behalf of Newport Shores Community Association with a reply that they are working towards getting into compliance and requesting an extension of time and a waiver of organics.

HOA Election Services – Proposal for Annual Election

The HOA Election Services Proposal for Annual Election Services was reviewed. They are a full service company, and they will be available on-site the day of the election. A motion was made by Director Fleischli, seconded by Director Lesley, and unanimously carried to approve the annual election proposal. The election is scheduled for March 8, 2025 at 1pm.

NSCA Rule Changes – 28 Day Review

The Board reviewed the Notice of Facility Rule Changes that was mailed out to the community, along with instructions for homeowners to activate their online portal through Appfolio. The rule changes will be posted at the pool area for review.

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 was a fun event. 2) Halloween event will include a DJ and TK Burgers. Volunteer sign up genius will be up soon.

Facilities Maintenance and Improvements Report

Director Sinacori updated that there are two older invoices submit by Zapata Plumbing. The water heater had a leak and needed emergency service repairs. There was also a drinking fountain that failed. Additionally there are Breakwater Management bills coming up, and the pool drains will need to be addressed.

Facilities Use Committee Report

Director Kliszewski thanked the Board for replacement of volleyball equipment and stated that the pool is looking good.

Landscape Committee Report

Director Long reported the palm trees were trimmed. He also stated that color will change in front as the weather gets cooler. He questioned if the plants will die behind the tennis court now that the sound wall is up and blocking the sun. He will check into lower light plants in case they are needed.

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 September, October and November were reviewed. No further action was needed at this time.

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 October 15, 2024 at 7:30pm.

ADJOURNMENT

There being no further business the Board adjourned at 8:05pm.

Board Signature

Date