



BOARD OF DIRECTORS
VIRTUAL
OPEN SESSION
MINUTES
DECEMBER 19, 2020
Via Zoom
10:00am, Saturday

1. The meeting was called to order at 10:08 am.
2. Mary Jo Del Campo, Steve Hctor, Michele Lauffer, Brian Kwasny, Jim DiMauro, Chato Valdes, Debra Garcia and General Manager Stephanie Dayton were in attendance via Zoom.
3. **SUMMARY OF EXECUTIVE SESSION**
Mary Jo Del Campo gave a summary of what was discussed in Executive Session.
4. **MEETING MINUTES APPROVAL**
Steve Hctor motioned for approval of the November 21, 2020 Virtual Open Session Minutes; Brian Kwasny seconded. The minutes were approved by a vote of 7/0.
5. **FINANCIAL REPORTS**
Mary Jo Del Campo acknowledged receipt of the November 2020 financials.
6. **NEW BUSINESS**
 - a. **ANNOUNCEMENT OF BOARD CANDIDATE APPOINTMENT**
Mary Jo Del Campo announced that the Board appointed member Rick Ceriale to the vacant seat on the Board effective January 1, 2021 when Mary Jo Del Campo resignation is effective.
 - b. **BANK SIGNATORY AUTHORIZATION**
Steve Hctor motioned to remove all previous Board members as signers on all of the Associations bank accounts and investment accounts, and authorize the new Members as signers on the accounts. Therefore, the signers for all of the Associations accounts shall be: President Steve Hctor, Treasurer Michele Lauffer, Secretary Debra Garcia, Director Brian Kwasny, Director James DiMauro, Director Francisco Valdes, Director Richard Ceriale and General Manager Stephanie Dayton.
 - c. **COVID-19 PREVENTION PLAN APPROVAL**
Debra Garcia motioned to approve the Oak Shores Community Association, Inc. COVID-19 Prevention Plan, Chato Valdes seconded. The plan was approved by a vote of 7/0.

d. AUTHORIZATION TO LIEN

Michele Lauffer motioned for approval for Sunrise Assessment Services to record a Notice of Delinquents Assessments against TS#'s 20904, 20905, and TS #20906, Steve Hoctor seconded. The motion passed by a vote of 7/0.

e. MAIN MARINA STAIR EXTENSION AND REPAIRS

Steve Hoctor motioned for approval of the contract with Smith Construction in the amount of \$16,100 for additional concrete stairs in several areas in the Main Marina; Jim DiMauro seconded. The motion passed by a vote of 7/0.

f. GATEHOUSE MINI-SPLIT HEAT/COOLING UNIT REPLACEMENT

Mary Jo Del Campo motioned for approval of the contract with Air System Solutions Inc., in the amount of \$3,587 for the replacement of the Gates heating and cooling system; Jim DiMauro seconded. Brian Kwasny disclosed that he is the Owner of Air System Solutions and had put in this bid prior to taking his seat on the Board, and recused himself from the vote. The motion passed with 6 votes for the contract approval.

7. The meeting adjourned at 10:52 am.