



**BOARD OF DIRECTORS**  
**OPEN SESSION**  
**MINUTES**  
**JUNE 26, 2021**  
**10:00am, Saturday**  
**At the Clubhouse**  
**IN PERSON**  
**2727 Turkey Cove Road**

- 
1. The meeting was called to order at 10:18 am.
  2. Steve Hoctor, Michele Lauffer, Rick Ceriale, Chato Valdes, Brian Kwasny, Jim DiMauro, and General Manager Stephanie Dayton were in attendance. Debra Garcia was not in attendance.
  3. **SUMMARY OF EXECUTIVE SESSION**  
Steve Hoctor gave a summary of what was discussed in Executive Session.
  4. **MEETING MINUTES APPROVAL**  
Rick Ceriale motioned for approval of the May 15, 2021 Virtual Open Session Minutes, Chato Valdes seconded. The motion passed by a vote of 6/0.
  5. **ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS**  
Michele Lauffer acknowledged receipt of the May Financials.
  6. **NEW BUSINESS**
    - a. **ANNUAL MEMBERSHIP MEETING & ELECTION**  
Jim DiMauro motioned to set the date and time for the Annual Meeting of the Members and election of Directors for Saturday September 18, 2021 at 9:00 am at the Clubhouse, Michele Lauffer seconded. The motion passed 6/0.
    - b. **COMMUNITY GUIDELINES CHANGES & ADDITIONS**  
Michele Lauffer motioned to approve changes and additions to the Oak Shores Community Guidelines that were sent out to the Membership for review, Rick Ceriale seconded. The motion passed by a vote of 6/0.
    - c. **YOGA CLASS AGREEMENT – REQUEST FROM AURORA DENNY**  
Michele Lauffer motioned to approve Aurora Denny, a certified yoga instructor to hold yoga classes at the clubhouse for Members, Brian Kwasny seconded. The motion passed by a vote of 6/0.
    - d. **MIKE & TINA BRUNO – REQUEST FOR VARIANCE TO SETBACK REQUIREMENT FOR POOL INSTALLATION**

This item has been tabled so that the Board can gather more information.

**e. BOARD APPROVAL OF MEMBERS OF AD HOC COMMITTEES**

Chato Valdes motioned to approve the members of the Watch Group and add Michele Lauffer as the liaison of the Committee, Jim DiMauro seconded. The motion passed by a vote of 6/0.

1. Oak Shores Watch Group
  - Steve Gutierrez,
  - Cathy Wolfe
  - Wade Lichliter
  - Gene Martinelli
  - Sheryl Qualls

Michele Lauffer motioned to approve the members of the Pickleball Committee; Brian Kwasny seconded. The motion passed by a vote of 6/0.

2. Pickleball Committee
  - Diane Taylor
  - Cathy Wolfe
  - Rick Ceriale
  - Grace Borzini
  - Lois Adams
  - Janice Gillenwater
  - Sydney Cain
  - Stacey Gutierrez
  - Debbie Loomis

**7. CODE ENFORCEMENT REPORT**

Aaron Barnett, Code Enforcement and Gate Supervisor gave his Staff report for June

**8. ADJOURNMENT**

The meeting adjourned at 12:04 pm.