



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
December 18, 2021
10:00 am, Saturday
At the Clubhouse
IN PERSON
2727 Turkey Cove Road

1. The meeting was called to order at 10:15 am.
2. Rod Olguin, Debra Garcia, Jim DiMauro, Steve Hocter and General Manager Stephanie Dayton were in attendance. Brian Kwasny, Chris Qualls and Trey Robertson were not in attendance.
3. **SUMMARY OF EXECUTIVE SESSION**
President Rod Olguin gave a brief summary of what was discussed in Executive Session. The Board conducted a hearing regarding citations and discussed a legal and personnel matter.
4. **MEETING MINUTES APPROVAL**
Jim DiMauro motioned for approval of the November 20, 2021 Open Session Minutes; Debra Garcia seconded. The minutes were approved by a vote of 4/0.
5. **ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS**
Rod Olguin acknowledged receipt of the monthly financials.
6. **OLD BUSINESS**
 - a. **REQUEST FOR VARIANCE OF FRONT FENCE HEIGHT**
The Board requested Management to reach out to the homeowners on Woody Point at the November Meeting in reference to Cindy Lindenman's fence variance. The Board reviewed and discussed the Woody Point homeowner's responses. Jim DiMauro made the motion to approve the height variance on an annual basis if issues are to arise with the fence height, and that the fence needs to be brought into compliance or re-reviewed if the property changes ownership. Debra Garcia seconded the motion. Rod Olguin voted no to the variance. The motion passed 3/1
7. **NEW BUSINESS**
 - a. **GOAL SETTING**
The Board discussed their goals and objectives. The Board announced that their three (3) goals for 2022 are: 1. Station 34 Fire Department 2. Erosion Control and 3. Front Gate Entrance Area Master Planning and Clubhouse Office area.

a. RESERVE EXPENSE APPROVAL FOR RESEARCH

Steve Hctor motioned for Reserve expense approval for **1.** Office Computer Replacement **2.** Balcony Curtains Replacement **3.** Copier Machine Replacement **4.** Pool Caulking **5.** Pool Furniture Replacement **6.** 2001 Ford F150 Replacement **7.** Loading Dock Refurbishment, Debra Garcia seconded. The motion passed 4/0.

b. 2020 YEAR END FINANCIAL APPROVAL

The Board tabled this agenda until next meeting.

c. MEMBER COMMUNICATION RULE

Steve Hctor motioned to make changes to the Member Communication Rule and send out for 30 day review, Debra Garcia seconded. The motion passed by a vote of 4/0.

8. The meeting adjourned at 11:55 am.