



BOARD OF DIRECTORS

OPEN SESSION

MINUTES

November 20, 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, Brian Kwasny, Jim DiMauro and General Manager Stephanie Dayton were in attendance in person, Steve Hoctor was in attendance via Zoom and 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**  
Debra Garcia motioned for approval of the August 28, 2021 Virtual Open Session Minutes and the October 16, 2021 Virtual Open Session Minutes; Steve Hoctor seconded. The minutes were approved by a vote of 5/0.
  5. **ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS**  
Rod Olguin acknowledged receipt of the monthly financials and quarterly investment report.
  6. **NEW BUSINESS**
    - a. **RE-ORGANIZATION OF COMMITTEE LIASONS & COMMITTEE CHAIRMEN**  
The Board reviewed the Committees. Brian Kwasny made the motion to make the following changes to the Committee list: **1.** E-News - Rod & Andrea Olguin were removed as the Editors **2.** Hallie Honn was added as the Chairman of the Corner Store Committee **3.** Oak Shores 2 Committee/Sewer Committee – Steve Hoctor was made the Chairman, and the Sewer Committee and the Oak Shores 2 Committee were combined. Michele Lauffer and Rick Ceriale were removed. **4.** NWRMAC – Debra Garcia is Chairman **5.** Pickleball Committee – Chris Qualls was made the Liaison **6.** Oak Shores Watch Group and Station 34 Committee’s tabled. Jim DiMauro seconded the motion. The motion passed 5/0.
    - b. **APPROVAL OF BANK SIGNATORIES**  
Steve Hoctor motioned to authorize Roderick Olguin as a signer on all of the Association bank accounts and remove Michele Lauffer as a signer. Therefore, the authorized signers on the Oak Shores Community Association accounts are: Vice President Steve Hoctor, President Roderick

Olguin, Treasurer Ronald Qualls, Secretary Debra Garcia, Director Alexander Robertson, Director Brian Kwasny, Director James DiMauro and General Manager Stephanie Dayton.

**c. RESERVE EXPENSE**

Jim DiMauro motioned to approve the cost for repairs of the vandalized front gate in the amount of \$19,574.00 to be transferred from Reserves to reimburse the Operating account. Debra Garcia seconded. The motion passed 5/0.

**d. E-NEWSLETTER POLICY AND PROCESS**

Jim DiMauro motioned to accept the E-Newsletter Policy; Debra Garcia seconded. The motion passed 5/0.

**e. REQUEST FOR VARIANCE OF FRONT FENCE HEIGHT**

The Board reviewed the request for a variance from Cindy Lindenman to keep her installed 3-foot 10 inch in height fence in her front yard, which would be a variance of 10 inches, due to the guidelines stating that fencing that exceeds 3 feet in height will only be permitted from the center of the home, both sides, to the rear of the property. Cindy Lindenman was in attendance and explained her request is due to the size of her dogs, and that they would be able to jump over the fence if she constructed it at 3 feet. The Board tabled their decision. The Board directed Management to send letters to each of the neighboring property owners to advise them of the request for a variance and get their input. Management will bring back the input from the neighbors back to the Board.

**f. 2022 BUDGET APPROVAL**

Brian Kwasny motioned to approve the 2022 Budget, and to table the discussion about what the Private Marinas share of the insurance cost in the Budget would be until further discussion could take place with the Private Marina; Debra Garcia seconded. The Budget passed by a vote of 5/0.

**g. 2020 YEAR END FINANCIAL APPROVAL**

The Board tabled this agenda item until next meeting.

**7. CODE ENFORCEMENT REPORT**

Code Enforcement and Gate Supervisor Aaron Barnett gave a detailed Code Enforcement and Gate Report.

**8.** The meeting adjourned at 12:37 am.