



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
November 19, 2022
10:00 am, Saturday
IN PERSON
2727 Turkey Cove Road
Bradley, CA 93426

1. The meeting was called to order at 10:03 am.

2. Rod Olguin, Steve Hocter, Jim DiMauro, Alex Robertson and General Manager Stephanie Dayton were in attendance in person. Debra Garcia, Mike Garner, and Brian Kwasny were in attendance via Zoom.

3. BOARD OF DIRECTOR'S NEW MEMBER APPROVAL

Alex Robertson motioned to seat new Board Members Matt Gourley, Mark Foley and incumbent Member James DiMauro, Mike Garner seconded. The motion passed by a vote of 7/0.

4. ADJOURN TO EXECUTIVE SESSION

The Board including new and returning Board members Matt, Mark and James adjourned briefly to Executive Session to discuss re-organization of Officers.

5. RE-ADJOURN TO OPEN SESSION – ROLL CALL

The Board re-adjourned at 10:35 am. Rod Olguin, Steve Hocter, Alex Robertson, James DiMauro, Matt Gourley, and Mark Foley were in attendance in person. Mike Garner was in attendance via Zoom.

6. RE-ORGANIZATION OF OFFICERS

Alex Robertson made the motion for Rod Olguin to be President, Steve Hocter to be Vice-President, and Mike Garner to be Treasurer with Stephanie Dayton General Manager being the Acting Secretary; Matt Gourley seconded. The motion was approved by a vote of 7/0.

7. ACTIVE COMMITTEE RE-ORGANIZATION

Rod Olguin motioned to make the following changes to the Committee organizations:

1. Jim DiMauro liaison of the Newsletter/Website Committee
2. Steve Hocter liaison of the Corner Store Committee, with Lisa Hocter as the Chairperson and Janice Gillenwater the Co-Chairperson
3. Jim DiMauro added to the Oak Shores 2 & Sewer Committee
4. Matt Gourley liaison of the Architectural Review Committee
5. Mark Foley liaison of the Recreation Committee, with Renee Davi, and Jennifer White added as members of the Committee.
6. FireWise Committee & Oak Shores Watch Group removed and the Emergency Services Committee created, with the Members being Steve Hocter, Randy Gillenwater, Steve Guitierrez, Brian Kwasny and Don Fleming.

7. Rod Olguin liaison of the Pickleball Committee

8. MEETING MINUTES APPROVAL

Mike Garner motioned for approval of the October 15, 2022 Open Session Minutes; Alex Robertson seconded. The motion passed by a vote of 7/0.

9. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS

The Board acknowledged receipt of the monthly financials and Quarterly Investment Report

10. NEW BUSINESS

a) 2023 OPERATING, RESERVE & PRIVATE MARINA BUDGET APPROVAL

Mike Garner motioned for approval of the Association Operating and Reserve Budgets for 2023 and the Private Marina Budget for 2023; Alex Robertson seconded. The motion passed by a vote of 7/0.

11. CODE ENFORCEMENT REPORT

Nick Baldiviez gave a detailed Code Enforcement Report.

12. MAINTENANCE REPORT

Chris Marcotte gave a detailed Maintenance Report

13. MANAGEMENT REPORT

Stephanie Dayton gave a detailed Management Report

14. ADJOURNMENT-

The meeting adjourned at 12:05pm.