



BOARD OF DIRECTORS  
OPEN SESSION  
MINUTES  
April 15, 2023  
10:00 am, Saturday  
IN PERSON  
2727 Turkey Cove Road  
Bradley, CA 93426

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1. The meeting was called to order at 10:30 am.

2. Rod Olguin, Steve Hctor, Matt Gourley, Mark Foley and General Manager Stephanie Dayton were in attendance in person. Mike Garner was in attendance via Zoom. Alex Robertson and Jim DiMauro were in attendance in Executive Session but were no in attendance in Open Session.

**3. SUMMARY OF EXECUTIVE SESSION**

Rod Olguin gave an update about what was discussed in Executive Session. The Board discussed a community request to ask Monterey County to place 5 MPH buoys in front of the Oak Shores Marina, they discussed a members request for a variance, spoke about Oak Shores 2 matters, collections matters, and finally a neighbor dispute regarding an Architectural violation.

**4. MEETING MINUTES APPROVAL**

Matt Gourley motioned for approval of the March 18, 2023 Open Session Minutes; Mark Foley seconded. The motion passed by a vote of 5/0.

**5. ACKNOWLEDGMENT OF RECEIPT OF FINANCIALS**

The Board acknowledged receipt of the Annual financial statements.

**6. NEW BUSINESS**

a) **APPROVAL OF THE 2022 FINANCIAL STATEMENT'S (AUDIT)**

Mike Garner requested that this item be tabled due to minor changes needing to e made before approving the final statements. A special meeting will be scheduled for approval.

b) **MIKE & TINA BRUNO – 3127 EAST BEACH CIRCLE – REQUEST FOR VARIANCE**

The Board tabled this item for further research.

c) **AUTHORIZATION TO LIEN**

Mike Garner made the motion to file a lien against the Owners of TS NO: 21626 are severely delinquent and have been placed in Collections: Matt Gourley seconded. The motion passed by a vote of 5/0.

d) **HIGH WATER STAFFING APPROVAL**

Management proposed to add additional Staff Members part time for the Summer to assist with traffic control and Marina monitoring. The position would pay minimum wage if able to get workers at that rate. Additional funds may be needed to rent shuttle vans while the water is high and the parking lots are under water. Steve Hoctor motioned for approval; Matt Gourley seconded. The motion was approved by a vote of 5/0.

e) **PICKLEBALL COURT CONSTRUCTION APPROVAL**

Steve Hoctor motioned for approval of the commencement of construction on the Pickleball courts utilizing the donation funds; Matt Gourley seconded. The motion passed by a vote of 5/0.

f) **LAPTOP PURCHASE APPROVAL**

Mike Garner motioned for approval of the contract with Cal-Tech to purchase and install laptops for Staff, to be paid out of Reserves; Steve Hoctor seconded. The motion passed by a vote of 5/0.

g) **POOL HEATER REPLACEMENT PURCHASE**

Steve Hoctor motioned to approve the contract with All American Pools for the installation of new pool heaters and a new ventilation system to be paid out of Reserves; Matt Gourley seconded. The motion passed by a vote of 5/0.

**7. OLD BUSINESS**

a) **OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE**

Steve Hoctor gave an update on the Brigade. The Brigade has begun the recruiting process and has received some great candidates. They will begin the fundraising phase soon.

b) **MASTER PLANNING AD HOC COMMITTEE UPDATE**

Rod Olguin gave an update on the gate amenities projects in process. He discussed that the Maintenance team will be doing clean up efforts at the hiking trails with a goal to have accomplished before the Hiking trail soft opening. The Pickle Ball courts will be breaking ground this month with a goal of August completion and the donated lighting will be delivered mid-May. The Corner Store has generously offered to pay for the lighting delivery.

**8. CODE ENFORCEMENT & GATE REPORT**

Supervisor Aaron Barnett gave a detailed report.

**9. MAINTENANCE REPORT**

Supervisor Chris Marcotte gave a detailed report about Maintenance matters

**10. MANAGEMENT REPORT**

General Manager Stephanie Dayton followed up about Management matters.

**11. ADJOURNMENT**

The meeting adjourned at 12:48 pm.