



**ANNUAL MEMBERS MEETING & DIRECTOR
ELECTION
MINUTES
September 21, 2024
8:00 am, Saturday**

1. **CALL TO ORDER:** The meeting was called to order at 8:05am

2. **ROLL CALL**

Board Members

In-person: Matthew Gourley, Hortencia Vargas, Mark Foley, and Allen Juengermann

Present Via Zoom: Francisco Valdes

Absent: Brian Kwasny and Michael Garner

Quorum present? Yes

Others Present

General Manager: Brian Brintle II

Board Vice Secretary: Isabell Hernandez

3. **PLEDGE OF ALLEGIANCE**

4. **MEETING MINUTES APPROVAL**

Approval of the August 17, 2024, Meeting Minutes

Board Action and Comment: Mark Foley motioned to approve the August 17, 2024, meeting Minutes. Matthew Gourley seconded the motion. The motion carried by a vote of 5/0 absent Brian Kwasny and Michael Garner.

5. **NEW BUSINESS**

a.) AUTHORIZATION/RESOLUTION TO FORECLOSE # 22089

Approval to proceed with the foreclosure process for the following property with a Collection acct. #22089 that have become severely delinquent on their HOA account fees. The second step in the Collection action is for the Board to motion by a majority vote to Authorize foreclosure on the property.

Board Action and Comment: Hortencia Vargas motioned to approve proceeding with the foreclosure process with Collection account #22089. Mark Foley seconded the motion. The motion carried by a vote of 5/0 absent Brian Kwasny and Michael Garner.

6. **INSPECTORS OF ELECTION – (Board in Recess until Election Results are Announced)**

Michael Cann, Randy Gillenwater, & Steve Andrews

- a. Election procedure announcement
- b. Appointment of election assistants
- c. Announcement of Board of Director's candidates

Inspector of Election, Michael Cann, announced the election procedure and appointed the election of assistants as Krista Rodarte, Connie Main, Leonard Curcuru and Nicole Sicard. Michael announced the Board of Directors candidates as Matthew Gourley, Mark Foley, Craig Stolz and John Diercks.

7. **OPENING OF THE VOTING POLLS**

To vote in person; located at the Clubhouse at 2727 Turkey Cove Road 8am - 10am.

8:00 am - Inspector of Election, Michael Cann, announced the opening of the voting polls and appointed Denise Desmond as the walk-in voting monitor.

8. **CLOSING OF THE VOTING POLLS & CERTIFICATION OF ELECTION RESULTS**

10:00 am - Inspector of Election, Michael Cann announced the polls are closed.

10:10 am – Inspector of Election, Michael Cann announced the Election results:

Valid Ballots – 267

Matt Gourley – 235

John Diercks – 46

Craig Stolz – 228

Mark Foley – 227

Carry Over Approved - 219

9. **ADJOURNMENT: OSCA Board to adjourn to Executive Session for Reorganization Meeting Discussion**

10:13 am – Matthew Gourley adjourned the meeting to Executive Session for the Reorganization Meeting discussion.

BOARD OF DIRECTORS REORGANIZATIONAL MEETING

10. **CALL TO ORDER: The meeting was called to order at 11:16am**

11. **ROLL CALL**

Board Members

In-person: Matthew Gourley, Hortencia Vargas, Mark Foley, Francisco Valdes, and Allen Juengermann

Present Via Zoom: Craig Stolz

Absent: Brian Kwasny

Quorum present? Yes

Others Present

General Manager: Brian Brintle II

Board Vice Secretary: Isabell Hernandez

A. Board Officer Nominations and Election

- **President – Matthew Gourley**

Board Action and Comment: Francisco Valdes motioned to nominate Matthew Gourley for President. The motion carried by a vote of 6/0 absent Brian Kwasny.

- **Vice President – Mark Foley**

Board Action and Comment: Matthew Gourley motioned to nominate Mark Foley for Vice President. The motion carried by a vote of 6/0 absent Brian Kwasny.

- **Treasurer – Allen Juengermann**

Board Action and Comment: Matthew Gourley motioned to nominate Allen Juengermann for Treasurer. The motion carried by a vote of 6/0 absent Brian Kwasny.

- **Secretary – Craig Stolz**

Board Action and Comment: Matthew Gourley motioned to nominate Craig Stolz for Secretary. The motion carried by a vote of 6/0 absent Brian Kwasny.

B. Committee Affirmation & Liaison Appointments

Board Action and Comment: Matthew Gourley affirmed the following Committees as listed. The Board resolved to combine the Finance Committee and the Investment Committee.

- **Architectural Review (ARC)**

Liaison – Matt Gourley and Craig Stolz

- **Finance/Investment**

Liaison – Allen Juengermann

Chairperson – John Eicholz

- **Recreation**

Liaison – Mark Foley

Chairperson – Janice Gillenwater

Treasurer/Secretary – Peggy Stolz

- **Emergency Services**
Liaison – Brian Kwasny
Chairperson – Trey Robertson
- **Private Marina**
Liaison – Craig Stolz
Chairperson – Mike Everett
Co-chairperson – Randy Gillenwater
- **Newsletter/Website**
Liaison – Tencia Vargas
Chairperson – Tom Alena
- **The Corner Store**
Liaison – Tencia Vargas
Chairperson – Lisa Foley and Lisa Mills
Co-chairperson – Janice Gillenwater
- **NRWMAC**
Liaison – Chato Valdes
Representative – Michele Lauffer
- **Oak Shores 2/Sewer**
Liaison – Matt Gourley
Chairperson – Rod Olguin
- **Pickleball**
Liaison – Mark Foley
Chairperson – Diane Taylor
- **Master Planning**
Liaison – Matt Gourley
Chairperson – Diane Taylor
- **Election Inspector(s) (appointed by BOD annually)**

C. Resolution of New Bank Signatories

- **Board to resolve to remove former directors and authorize new directors as Signatories for OSCA Operating & Reserve Bank Accounts**

Board Action and Comment: Matthew Gourley motioned to authorize new directors, Matthew Gourley, Mark Foley, Craig Stolz, Allen Juengermann, and General Manager Brian Brintle as signatories for OSCA Operating and Reserve bank accounts. Francisco Valdes seconded the motion. The motion carried by a vote of 6/0 absent Brian Kwasny.

Francisco Valdes motioned to remove former director Columba Quintero and former General Manager Dominic Baldiviez as signatories for OSCA Operating and Reserve Bank accounts. Allen Juengermann seconded the motion. The motion carried by a vote of 6/0 absent Brian Kwasny.

12. **OUTGOING BOARD MEMBER RECOGNITION**

Board Action and Comment: Matt Gourley thanked outgoing Board Members Mike Garner and Columba Quintero for their commitment to serving on the Board.

13. **OPEN FORUM/MEMBER COMMENTS**

Janice Gillenwater Janice paid tribute to Bob Sutherland, a long-time resident of Oak Shores who recently passed away, and extended her heartfelt condolences to his family.

14. **ADJOURNMENT: The meeting adjourned at 11:37am**

Minutes submitted by Board Vice Secretary, Isabell Hernandez

Election results were sent out VIA email blast and posted on the Bulletin Boards within OSCA immediately following the Annual Members Meeting.