

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
Thursday June 3, 2021
9:30 a.m.**

MINUTES

1. Call to Order at 9:31 a.m.

2. Determination of Quorum

5 of 7 Directors present by remote video or phone conference.

DIRECTOR	PRESENT	ABSENT
Bruce Birch - Sec.		X
Bart Clark - Pres.		X
Dick Grieves	X	
Dave Jurca	X	
Chris Spagle - Treas.	X	
Tom Sprandel - VP	X	
Bill Wight	X	

3. Approval of Agenda

Moved: Dir. Jurca, **Second:** Dir. Wight, **Carried Unanimously**

4. Approval of Minutes

a. 05-13-2021 Board Meeting: Moved: Dir. Jurca, **Second:** Dir. Wight,
Carried Unanimously

b. 05-19-2021 Board Meeting: Tabled

5. Vice-President's Welcome and Comments

Vice-President Sprandel acknowledged a discrepancy with start time of the Board Meeting published on the SBCA website as compared to the SBCA Board Meeting agenda.

6. Discussion regarding status of Bay Club Re-opening plan

The Bay Club General Manager reported on the completion status of the HVAC project. Based upon the GM's report, Dir. Jurca suggested that the date for re-opening the Club to members be tentatively set for June 15th. The General Manager will provide another HVAC project update to the Board at its June 10th regular Board meeting so the Board can formally approve and finalize a date for opening the Club. Facilities Committee is to work with GM on providing additional detail regarding initial scope and limitations of reopening. Communications Committee is to work with GM to draft a detailed message to Members about the Club reopening status.

The GM was then asked to report on status of SBCA Tennis Courts, specifically what if any feedback was received from PLA regarding the SBCA's proposal to amend the Tennis Court Lease. The GM reported that no response from PLA has been received. The GM was asked to contact PLA by telephone to confirm receipt of proposed lease amendment, and to obtain a status on

its consideration for approval. The GM was also asked to obtain written acknowledgement and approval from PLA for the planned modifications to the stairway at the Courts.

7. Approval of written Board decision on the ladder complaint.

Moved: Dir. Jurca, **Second:** Dir. Wight, **Carried Unanimously**

8. Discussion in Preparation for Annual Meeting

The question of meeting format (in-person, or virtual) was discussed. After all Board members had an opportunity to express personal views, it was generally agreed upon that for a variety of different reasons, a virtual meeting format was the most prudent choice.

The question of meeting date was discussed. The SBCA traditionally has the annual meeting on the 3rd Wednesday of July, however due to a number of issues, there was sufficient cause to consider moving the date of the meeting to the 4th Wednesday in July, primarily because on that date there is expected to be new HOA law that addresses virtual meetings. After all Board members had an opportunity to express personal views, a motion was made by Dir. Wight, that the SBCA annual general meeting of members should be set for July 28th, 2021. **Second:** Dir. Jurca, **Carried 4/1.**

Additional discussion took place regarding each item to be included in the Member meeting packet. After some discussion it was agreed upon to exclude the Member Waiver of Liability Form from the annual meeting packet and distribute to Members at another time and make available at the Bay Club. The Board members were then tasked with final review of all packet materials as revised (via email). A deadline for completion of all remaining edits was set for June 9th, so that final approval for the packet materials could be considered at the regular June 10th Board meeting.

9. Old Business - nothing discussed.

10. New Business

a. Proposed Amendment to ARC Fines and Enforcement Policy: **Tabled**

11. Member Comments

A member said there was inadequate notice of the meeting and commented negatively on the meeting time discrepancy as acknowledged by Vice-President Sprandel.

A member suggested that an item be added to the meeting agenda for the Board Meeting scheduled on July 8th: the suggestion was to allow for expanded opportunity for Members to ask questions and review items received in the Annual Meeting Packet, like the budget, reserves, and ballot items. The Board agreed and were in support of a "meeting materials packet review".

12. Adjourn

Motion: Move to adjourn.
Motion: Dir. Jurca
Second: Treasurer Spagle
Carried without objection

Meeting was adjourned at 10:53 a.m.

Next SBCA Board Meeting: Thursday June 10, 2021, 2021 at 9:30 a.m.

Via remote access at <https://www.freeconferencecall.com/wall/bayclubgm>
(preferred)

or by calling the dial-in number: (339) 209-6193

Submitted by Mark Torres, SBCA General Manager

Drafted: 6/3/2021

Revision 1: 6/4/2021