

# Bayview Condominium Association

## Board Meeting Minutes

Thursday, January 16, 2025, at 7:00 PM in Recreation Room

### **CALLED TO ORDER**

The Meeting was called to order by President John Myers 7:03 pm in the recreation room. Also present were Board Members, Secretary Jean Joh, Treasurer Jasmina Krsulich, and Vice-President Susan Bosnich. Association management Davis Stirling Management Corp was represented by Mario Allegrini.

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### **Open Forum – “a medium in which the members may express opinions”.**

- A member asked to leave the hallway windows unlocked to help with ventilation.
- A member reported stains and dirt on the garage floor. Concerned it could attract pests.
- A member reported compost and trash bins being dirty. Requested if they could be washed.
- A member inquired about EV charging fees.
- A member reported lightbulbs being stolen from common area light fixtures.
- A member reported bubbles on the building's exterior paint.
- A member reported common area and some plants being neglected.
- A member was concerned about too many packages left unclaimed in the lobby area too long.

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### **BOARD MEETING**

#### **ADMINISTRATIVE**

##### **MINUTES**

October 24, 2024, and November 28, 2024, minutes were reviewed and approved.

##### **FINANCIAL REPORTS**

The Financial Committee reviewed the **December 2024** financial reports. It was noted that the Enterprise Bank & Trust Reserve account is earning low interest, so \$100K will be transferred to the Morgan Stanley Investment account.

##### **EV CHARGING UPDATE**

The Vallejo side will be completed at the end of January. Frontera side by the end February, early March. Once the installation is completed, the EV company will educate the residents on the charging infrastructure.

##### **BALCONY AND STAIRWELL PROJECT**

The balcony and stairwell project are complete. The board will continue to monitor the balconies for issues if any.

##### **HOMEOWNER COMMUNICATIONS TO THE BOARD AND NEWSLETTER TOPICS**

- Call for candidate to serve on the board.
- Residents will be asked to please pick up their packages promptly.
- Recycled items only to be placed in the recycling bins.

#### **CALENDAR**

Next **Board Meeting** is scheduled for **February 20, 2025**, at 7:00 pm in the rec room.

The **Annual Membership Meeting will be held on March 20, 2025.**

#### **MAINTENANCE** - issues, concerns, and major expenses.

- Requesting 2<sup>nd</sup> estimate to clean the lot across from the building.
- Meeting Redwood TS for tree trimming estimate.
- Laundry equipment contractor to attend the next meeting.
- Requesting 2<sup>nd</sup> estimate to clean the Vallejo parking lot.
- Looking for an independent contractor to help with maintenance issues.
- Looking to add a bigger table to the Frontera lobby for packages. The table is to be placed away from the entrance.

#### **NEW BUSINESS**

- None noted.

#### **OLD BUSINESS**

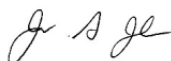
- None noted.

#### **Executive Session**

The board went into executive session at 8:10. Topic: delinquencies.

Meeting adjourned at 8:50 PM

Attested to:



Date: February 20, 2025

January 16, 2025.