



Portside Master Owners' Association, Inc. | Portside Homeowners' Association, Inc.
38 Bryant Street, San Francisco, CA 94105 Tel: 415 777-1696 Fax: 415 777-0896 www.portsidehoa.com

HOMEOWNERS BOARD MEETING

MARCH 20, 2024

6:30 PM

Attending: John, Kimi, Priya, Rob, Andrew

Call to order @ 6:31 PM

Noted: No Master Association Meeting this month due to lack of quorum

- I. Minutes of January 31, 2024 approved 6:32
- II. Review of Financials 12 months ending December 31, 2023
 - a. Waiving approval for now due to water billing issues (Approx \$6k/mo.) that are being resolved.
 - b. Manor has a new account manager for Portside and needs to get up to speed.
 - i. We do have January and February financials and will go over those in April at the next meeting.
 - c. Conservatorship / Estate sale unit at 403 Main / Tax sale
 - i. City was going to put Chuck unit to a tax sale
 1. Continuance for 12 months in order to sell unit at higher price to benefit both city and family
- III. Old Business:
 - a. Mediation update
 - i. Trial date still set for April 15
 - ii. Depositions being taken currently
 - iii. Looking into garage permitting and licensing and taxes paid
 - b. SWL 330 and Pier 30/32
 - i. Navigation Center given 3 more years
 - i. Captain Martin is giving us great service with regards to removing homeless from surrounding areas
 - ii. Strada / Prop B
 - i. Andrew has been talking with people in the area
 - ii. Strada has a term sheet that is short \$250 million, and they want to build on the SWL first, but Port wants the Pier dealt with
 - iii. Peskin running for Mayor and may be a Portside ally against the project
 - iv. Prop B concerns



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IV. New Business:

- a. Pool leak repair performed last week
 - i. Structural review showed no further issues
 - ii. Hills Pool repair: acid wash and re-grouting the spa (5 year warranty)
 - 1. Pool lighting awaiting hook-up
 - iii. Will need to address major pool repair in 12-24 months
 - 1. Getting bids to either re-plaster or do tile instead (\$\$\$\$\$)
- b. Resolution: Non-smoking rule (Homeowners' open forum and survey results)
 - i. Adoption of new building wide non-smoking policy discussion
 - 1. 34 survey responses from ownership
 - 2. Homeowners discussion points:
 - a. People affected by smoke have no alternative, where people that are smoking do have the option to stop
 - b. Cigarette butts are littered on people's balconies
 - c. We have the option of changing the CCRs or making a new rule. Making a new rule is far easier and does not require a majority vote of ALL the owners.
 - d. Discussion about vaping v smoking v weed
 - e. All in attendance wanted both weed and vaping banned, except to Director Scripp
 - f. Discussion of "grand-father rules"
 - i. Looked at letter from Kevin Frederick
 - 3. Smoking shall include the inhaling, exhaling, breathing, carrying, or possession of any amount of tobacco, weed, plant, or other similar heated or lit product. (ORIGINAL SCRIPT)
 - a. Board decided to leave vaping off and grandfather issues off of the new draft rule- passed a motion
 - b. Board wants a vote of the owners after the rule is drafted
 - 4. Dates to remember:
 - a. Voting information and ballots 4/17/2024
 - b. Annual meeting and vote counting on 5/22/2024
- b. PGE Garage re-billing A/R
 - i. Garage is not paying their PGE bills since August, so we are forwarding them to Guam for payment

Adjournment at 7:48 PM