



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

## **MASTER BOARD MEETING MINUTES**

**JANUARY 31, 2024**

**6 PM**

### **Call to Order AT 6:10**

**Attending: Cornwell, Vickers, Frederick, Brooks, Klein, Scripp, Silva**

**Homeowners present: Kitagawa, Buchanan, Jalil, Cooper, Kelley**

- I. Minutes approved for October 25 and Nov 29, 2023 (Garage does not approve) **6:11**
- II. Financials 11 months ending Nov 30, 2023, approved (Garage does not approve) **6:15**
  - a. GM said that full year financials will be ready by next meeting March 20
- III. Old Business **6:20**
  - a. Two trees have been replaced on Main Street in December
    - i. Portside to maintain for 5 years, then City will care for them.
    - ii. CBC will help per Cornwell. GM to talk with CBC.
  - b. MCS Parking effective 9/1/23 (Silva discussion) **6:24**
    - i. Welcome letter with links for billing information Set Up
    - ii. Silva working with HOA in assigning space, identifying parkers
    - iii. Homeowners are still short on returning parking agreements and car identification.
    - iv. Garage is not knowingly and will not be parking cars outside of the parking agreements in place (no outside parkers)
    - v. Douglas turnover to MCS and prepaid credit to parkers (many issues)
    - vi. Spear street Access: Otis ,444 Spear& Harbor Lofts (many issues with people parking and not paying)
    - vii. Gates – where does the power come from? Garage looking at modernizing gates and systems.
    - viii. EV charging is still under review.
    - ix. NEW PARKING RATES COMING MAR/APRIL (GM will confirm ##)



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- c. Bryant Street Resurfacing / Sewer Replacement has been completed
  - i. Reimbursement request for damage at 38 Bryant (Power Washing & Window Cleaning) has been submitted but with no response
    - 1. Adjuster working on this
  - ii. Vickers would like to see Main Street paved (hasn't been paved in 25 yrs)
    - 1. Main Street is City Street, but portion under the bridge is Caltrans responsibility
    - 2. GM to contact Caltrans and Andrew at CBC
    - 3. Board would also like to see additional street lighting on Main St
- d. CD redemption was accomplished with lots of time spent with B of A and Cornwell
  - i. \$50k has been put into an account (Manor to determine where it ultimately goes)
- e. 2024 Insurance Package (Binding 2/1/2024)
  - i. GM discussed and noted that our costs came within budget and that we got everything we wanted.

### **IV. New Business 6:30**

- a. Master Owners Association: Banking relationships (Manor)
  - i. Brian Campisi to give us options such as Alliance and Pacific Premiere
- b. Security Gates upgrades discussion
  - i. Main Street gate speedup needs upgraded motor and needs to be to residential code (can't be too fast)
    - 1. Scripp brought up new gate technologies.
    - 2. Cornwell would like to have the dual garage rollup at Main have a switch that would allow one door to work as both entrance and exit if the other door goes out of service.

**Adjournment @ 6:40**