



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

**30<sup>th</sup> ANNIVERSARY ANNUAL OWNERS BOARD MEETING MINUTES  
MAY 22, 2024 @ 7:30 PM**

**Call to order at 7:37 PM**

- I. Seating of New Directors: 2-year terms (May 2024 to May 2026)
  - a. Cornwell and Scripp re-elected with quorum of 115 to 120 votes.
  - b. Board Officers for 24/25: President, VP, Secretary, Treasurer
    - i. Motion to keep Board Members in same positions passed unanimously.
- II. Minutes of March 20, 2024, approved unanimously at 7:40 PM
- III. Financial 3 mos. ending March 31, 2024, and 12 months ending Dec 31, 2023
  - a. Waiting for final review (no approval necessary until next meeting)
  - b. Board agreed that we should be billing for extra security when gates fail (GM to investigate this)
  - c. Conservatorship: Estate Sale and/or Tax Sale 403 Main
    - i. Owner was found alive.
    - ii. Conservatorship issues yet to be decided.
    - iii. SF and Santa Clara tax issues deferred until unit can be sold.
    - iv. Awaiting good faith payment on dues owed
- IV. Old Business
  - a. Pier 30/32 Seawall lot 330 update
    - i. Term sheet approved by SF Board of Supervisors
    - ii. Phased development that won't start until 2030 and last until 2035.
    - iii. Police have been responsive to our concerns about homeless in vicinity of the Navigation Center
      1. Renewal for 5 more years
      2. Most likely will continue to renew until development commences.
  - b. Superior Court Action
    - i. Briefing schedule per judge (July 19<sup>th</sup> submittal date)
    - ii. 90 days from July 19<sup>th</sup> for judge to render judgement.
    - iii. Homeowners will be advised as events warrant.
    - iv. Frederick: basically, Garage wants changes in CCRs and wants to pay less and believes the Association is over-charging them for Security and other items.
  - c. Garage electric re-billing: Collection Options adoption.
    - i. Frederick to advise at next meeting how we should handle this issue.



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**V. New Business**

- a. Resolution: Non-smoking rule Advisory Vote Results
  - i. 82% voted YES and 18% voted NO
  - ii. Currently we have 115 to 120 responses.
  - iii. Board can implement any non-smoking rule with a simple vote to change the rules.
- b. Discussion with Residents and Board
  - i. Grandfather clause discussion.
    - i. Should be limited to owners of 10 years or longer.
    - ii. Should not include renters.
    - iii. Remediation issues and costs involved.
    - iv. Should we even include this in the final version of the rule?
  - ii. Add balconies to language.
  - iii. Include no-smoking language in all future leases.
    - i. May not be necessary as it would be a rule any resident must follow.
  - iv. Klein Motion: include balconies and remove “renter” from language.
    - i. Write two versions with and w/o grandfather clause and look at during next meeting in June.
    - ii. Motion passed unanimously.

**Adjournment at 8:38 PM**