



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 MINUTES**

**JANUARY 31, 2024**

**7 PM**

### **Call to Order @ 6:45**

- I. Minutes of October 25 and November 29, 2023 approved **6:46**
  - a. Additions and changes
- II. Approval of Financials 11 months ending November 30, 2023 **6:58**
  - a. PGE re-billing is delinquent
    - i. No written agreement
    - ii. In play in current arbitration
    - iii. May include in their dues if not paid?
  - b. Delinquency Report (2 owners will be getting notices)
  - c. Conservatorship / Estate sale unit at 403 Main
    - i. Conservators have agreed to bring current all of the past dues owed on this unit and then put the unit up for sale.
- III. Old Business: **7:15**
  - a. Mediation update
    - i. Garage Committee Report / Zoom call scheduled for Monday February 5, 2024 @ 6 PM
    - ii. Frederick advises Portside should get our \$200k within 90 days or we pursue other means to collect.
  - b. SWL 330 and Pier 30/32 update
    - i. Strada made presentation to Port on January 19<sup>th</sup>
    - ii. Ready to move forward with term sheet (not contract) within 60 days.
    - iii. Noted they had a funding shortfall.
    - iv. Expected to start project in 6 to 8 years.
    - v. GM discussed other such projects in Berkeley and Tiburon
    - vi. Cornwell said we should not have to disclose this as it is public information.
- IV. New Business:
  - a. Resolution: Non-smoking rule (GM reads the proposed resolution)
    - i. Adoption of new building wide non-smoking policy



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1. Smoking shall include the inhaling, exhaling, breathing, carrying, or possession of any amount of tobacco, weed, plant, or other similar heated or lit product. Vaping was also discussed.
    - a. Vickers said he was on record against this.
    - b. Cornwell says we should add narcotics or other controlled substances to the document.
    - c. Major discussion about pros and cons of this resolution, including input from some residents.
    - d. It was decided that a final resolution be determined at the next meeting. (Motion was approved. Klein did not approve)
  2. Subject to majority vote of Owners (TBD after forum and final Resolution)
  3. Voting information and ballots 4/17/2024
  4. Open forum and ballot information night 4/24/2024
  5. Annual meeting and vote counting on 5/22/2024
- b. PGE Garage re-billing A/R is not being paid.

### **Homeowner's forum:**

- Discussion about Zoom Board Meetings
- Frederick said we can't do them at this time do to our ongoing litigation.
- After litigation we will re-visit Zoom meeting

**Adjournment @7:40**