



OAK SHORES COMMUNITY ASSOCIATION, INC.

www.oakshores.us

BOARD OF DIRECTORS

OPEN SESSION

AGENDA

OCTOBER 16, 2010

Saturday, 10 am, at the Clubhouse

I. CALL TO ORDER

II. ROLE CALL AND FLAG SALUTE

III. EXECUTIVE SUMMARY

The following may be discussed in Executive Session

- *Litigation matters*
- *Member discipline*
- *Matters relating to contracts with third parties*
- *Personnel matters*

IV. MEETING MINUTES APPROVAL

Pages 1-3

A. Approval of the August 21, 2010 Board of Directors meeting minutes

Action Required: Board approval.

V. FINANCIAL statement

Pages 4-13

A. Approval of the August financials

Action Required: Board approval

VI. COMMITTEE REPORTS

- | | |
|------------------------|-----------------------|
| ➤ Station 34 | ➤ Finance |
| ➤ Recreation | ➤ Safety |
| ➤ Architectural Review | ➤ Beautification |
| ➤ Private Marina | ➤ Newsletter/Web-site |
| | ➤ Oak Shores II |

VII. OLD BUSINESS

A. Legal Update on Mauro vs. OSCA

Background: In 2008 Mr. Enrique Mauro filed a law suit against the Association claiming that water was trespassing on real property, negligence and declaratory relief. The case went to court on September 24, 2010 and was finalized on October 1st. The jury ruled in favor of the Association.

Action Required: Board Update

B. Zero Tolerance Policy

Pages 14-20

Background: Federal Labor laws require that all employers provide a work environment that safe and not hostile to the employees. **Harassment** covers a wide range of offensive behavior. It is commonly understood as behavior intended to disturb or upset. In the legal sense, it is behavior which *is* found threatening or disturbing. Sexual harassment refers to persistent and unwanted sexual advances, typically in the workplace, where the consequences of refusing are potentially very disadvantageous to the victim. It is the Board intent to provide such a positive working environment for its employees.

Action Required: Board Approval

VIII. NEW BUSINESS

A. Updating of Community Rules and Regulations

Separate Packet

Background: It is always a good practice for the Board of Directors to review the current Rules and Regulations to determine if they need to be updated or changed. Staff has given the Directors the DRAFT Rules and Regulations for review. Upon staff and Director review the members will be given an opportunity to review and comment on suggested changes and updating per Civil Code. Since this is the first time the Directors have seen the Rules and Regulations, no action is required at this time.

Action Required: Board Update

B. Appointment to the Architectural Review Committee

Background: Sheryl Qualls had resigned from the Architectural Review Committee earlier this year because she was not living in Oak Shores full time and has now moved to Oak Shores and has volunteered to be back on the Committee.

Action Required: Board Approval

Background: The replacement of the water heater at the campground bathrooms is due to be replaced this year out of reserves. The Maintenance supervisor has determined that a tank-less water heater would be the most practical. We have an estimate from Home Depot for an EcoSense Water Heater for \$1,199. The Board must approve this expenditure.

Action Required: Board Approval

IX. MANAGER REPORT

X. HOMEOWNER FORUM (Member Comments)

Each homeowner will be given 3 – 5 minutes to speak in accordance with the Open Meeting Act 1363.05, or a total of 20 minutes will be granted for all to address the Board regarding items of interest or concern.

ADJOURNMENT

NEXT MEETING

The next meeting is scheduled for Saturday November 20, 2010. The Executive Session begins at 8:00 am and the Open Session commences at 10:00 am.