

**MONARCH BAY ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 20, 2024**

Location: Via Zoom Teleconference

<https://kppm.zoom.us/j/88296674619?pwd=rrQzRVub2nrU6w7DODmflYZjmtD2us.1>

Meeting ID: 882 9667 4619

Passcode: 301227

***** AGENDA *****

- I. CALL TO ORDER

- II. EXECUTIVE SESSION- 6:30 p.m.
 - A. Executive Session Minutes from July 16, 2024
 - B. Homeowner Hearings/Issues
 - C. Legal Correspondence and Discussion
 - D. Delinquency Report
 - E. Executive Correspondence

- III. MOTION TO ADOPT OR AMEND AGENDA

- IV. HOMEOWNER FORUM-7:30 P.M. or Immediately following Executive Session

Per civil code, members, only, may attend the General Session Board meeting and may share issues with the Board during the designated Homeowner forum. The Board may not take action on any item at a nonemergency meeting unless the item was placed on the agenda included in the notice that was distributed pursuant to subdivision (a) of Section 4920. Homeowners may listen only after the conclusion of Homeowner forum. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.

- V. CONSENT CALENDAR
 - A. General Session Minutes from July 16, 2024
 - B. Ratification of Mainline Re-route
 - C. Ratification of Street Repair Change Order
 - D. Ratification of Installation of Access Panels
 - E. Ratification of Saxon Services
 - F. Ratification of Association Funds Transfer

- VI. BUSINESS ISSUES
 - A. Treasurer's Report and July 31, 2024 Financial Statements
 - B. ACC Appeal
 - C. CC&Rs and Bylaws Re-Write
 - D. 2023-2024 Audit and Tax Engagement Letter
 - E. Fiber Optics Bundles
 - F. Beach Health and Safety
 - G. Guardhouse Repair Proposals
 - H. Pavilion Ceiling Proposals
 - I. Moreton Bay Fig Trim Proposal
 - J. Community and Vendor Updates

VII. COMMITTEE REPORTS

- A. Architectural Committee
- B. Tree Review Committee
- C. Landscape Committee
 - 1. Landscape Enhancements
- D. Emergency Preparation Committee
- E. Beach Advisory Committee
- F. Access Gate Entry Representative
- G. Facilities/Maintenance Representative
- H. Welcome Committee
- I. Financial Statement

VIII. NEWSLETTER

IX. NEXT MEETING DATE/LOCATION

X. ADJOURNMENT

XI. CORRESPONDENCE- FOR YOUR INFORMATION

Next meeting: September 17, 2024