

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MAY 19, 2026

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, May 19, 2026 via zoom teleconference.

ATTENDANCE

Present:	Michael Burton, President Darrin Campbell, Vice President Len Kranser, Secretary Kathleen Barbaresi, Director Mike Friedman, Director Marc Kazarian, Director Steve Sapra, Director Len Shulman, Director
Absent:	Mike Winterhalter, Treasurer
Management:	Elizabeth Reed, CMCA, AMS Keystone Pacific Property Management

CALL TO ORDER

The meeting was called to order at 7:15 P.M. by President, Michael Burton.

HOMEOWNER FORUM

One homeowner attended to listen to the meeting.

CONSENT CALENDAR

A "consent calendar" has been prepared to expedite the business decisions. One motion will approve all items on the consent calendar. Upon motion duly made and seconded:

A. Resolved: To approve the minutes from the April 21, 2026 General Session meeting, as submitted.

End of Consent Calendar: **6/0/2** (Directors Burton and Campbell abstain) Motion passed.

BUSINESS ISSUES

A. Treasurer's Report – and April 30, 2026 Financial Statements

Upon motion duly made and seconded:

Resolved: To accept April 30, 2026 Financial Statements, as submitted. **8/0**

B. Ratify Curb/Gutter Work

A change order to the curb and gutter work was required. Upon motion duly made and seconded:

Resolved: To ratify approval of the additional curb and gutter work, in the amount of \$33,210.00.
8/0

C. Street Patching Standard

This item was pended to the June meeting.

D. Road Use Management

This item was pended to the June meeting.

E. Health and Safety Fines

The Board reviewed adding attacks by dogs off leash against other pets, children or adults and underage drivers to the Monarch Bay Fine Policy as a Health and Safety violation. This would result in higher fine schedule. Upon motion duly made and seconded:

Resolved: To approve to send to membership, for comment, whether to formally list dogs off leash and/or underage drivers of golf carts or e-bikes as a Health and Safety violation which would levy higher fines. **8/0**

F. Neptune Park Turf Renovation

The Board reviewed the proposals from Park West and Southwest Landscape to renovate the dog park turf. Upon motion duly made and seconded:

Resolved: To approve a NTE total of \$15,000.00 to include the turf renovation with St. Augustine grass and to expand the scope to include regrading the dog park. **8/0**

G. Neptune Park Irrigation Proposals

The Board reviewed the proposals from Park West for an additional water meter and irrigation controller. They would like to obtain additional bids and to have clarification on drainage needed. This item has been pended.

H. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

No April meeting. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

Board reviewed the reports. Upon motion duly made and seconded:

Resolved: To approve the proposal from Park West to trim the Moreton Bay Fig tree in early October, in the amount of \$3,800.00. **8/0**

D. Beach Club Advisory Committee

The next meeting is potentially 6/6/26. Additional guards will be used during July 4th weekend. Beach Club Committee to check with the Resort on whether they would consider splitting the costs to put on a drone show for 4th of July. No Board action taken.

E. Access Gate Entry Representative

No Board action taken.

F. Facilities/Maintenance Committee

Reports were reviewed. No Board action taken.

G. Emergency Committee

Supplies, such as 3 sets of hand-helds and 2 bullhorns have been received. The EPC plans to run a test of their community alert system on 6/20/26. No Board action taken.

H. Social/Welcome Committee

Management is to assist with scheduling future social events to avoid grouping events in a short time frame. No Board action taken.

I. Financial Statement

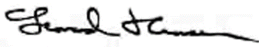
No Board action taken.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:15 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, June 16, 2026 via teleconference.

ATTEST

Signature

Signed by:

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Date 6/17/2026 | 3:49 PM PDT