

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
PARADISE CAY HOMEOWNERS ASSOCIATION

**Wednesday June 27, 2017**

The Board of Directors (the “**Board**”) of Paradise Cay Homeowners Association, Inc., a California non-profit corporation (the “**PCHA**”), held a meeting on the date set forth above, at the Tiburon Yacht Club in Paradise Cay. The following directors were present, which constituted a quorum: Drew Sievers, Scott Beauchamp, Susan Hoehler, Tom Neukranz, Jennifer Tyson. Absent were: Drew Atherton, Bryan Bordon, Michelle Haan.

The meeting was convened at approximately 7:10 p.m. PDT.

The Board discussed the following items:

1. Food trucks - There will be no food trucks in July or August due to summer travel; trucks will reconvene on September 7th.
2. Street lights - Bryan Bordon had shared his research on two light samples for new lighting in the Cay. The Board voted to have the county install a sample light in the grey, flat topped style.
3. Live aboards in Marina - Several Cay residents had previously expressed concern, via a single individual, to Board members about people living full-time on boats in the Paradise Cay Marina, apparently in violation of the Marina’s use permit. After research by the Board with the County and BCDC, the Board was informed that all concerns about permit violations should be sent via email directly through the link on the enforcement section of the BCDC website (<http://www.bcdc.ca.gov/enforcement/>). The Board agreed to notify the initial person of the process for reporting an alleged permit violation.
4. Emergency Preparedness - The Board will be organizing an emergency preparedness, and Coast Guard safety event in the Fall. The exact date will be determined.
5. Marina Park - The Board will begin considering an approach for methods to improve the Marina Park in Paradise Cay.
6. Legal - The Board will begin to investigate the exact nature of its fiduciary responsibilities to the Cay owners; this will initially involve exploring prior investments by Board in legal analyses, and if necessary, a new opinion from an attorney specializing in HOA law in California.
7. Street Paving - A new notice will come from Board to Cay residents about the final timing for street paving in the Cay, as well as any coordination of efforts for sewer lateral replacement prior to paving.
8. Tree Grievance - The prior tree grievance brought to the Board was resolved.
9. August Meeting - It was agreed that a July meeting would not occur given the inability to gather a quorum due to summer travel; a new date for August will be sent to the Board in the coming weeks.

The meeting was adjourned at approximately 8:30 p.m. PDT.

Acknowledged:

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Tom Neukranz, Director

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Drew Sievers, Director