

MANDALAY SHORES COMMUNITY ASSOCIATION, INC
3844 W. Channel Islands Blvd. # 316
Oxnard, CA 93035



Minutes of the 2010 Annual Meeting

The annual meeting of the Mandalay Shores Community Association was held on January 9th, at the Hollywood Beach Elementary auditorium, and called to order at 10:07 AM by Kristine Barsky, President.

After brief introductory remarks, including the introduction of the 2009 officers, Kristine explained the planned voting procedures. There being only one vacancy on the board and six incumbents planning to run, and given the fact that the board been named in over 400 proxies, there need only be voting for the sole vacant position.

Next, treasurer, George Doonan presented the Treasurer's report for the past year. Notable was the fact that over 90% of the property owners had paid their dues. The amount of money in the treasury was mentioned and a request for good ideas for spending/projects from the membership was solicited.

Next, Kristine discussed the pending changes in the current by-laws. The changes are ONLY to bring our by-laws into compliance with the State requirements for a non-profit HOA that does not own real property. However, it was discussed that a committee was being formed to propose further changes to eliminate certain points of confusion in membership issues and voting procedures. Kristine acknowledged that any such proposed changes will require a 75% majority vote of the entire membership, and encouraged all present to look for a ballot in the mail later this year.

Next, Mary Ellen Harwood discussed the Street Skippers project and the several events that were held this year with major help from the Street Skippers. Those events were: 1) The annual summer picnic, which this past year had a Mexican Fiesta theme, 2) The Walkway Beautification awards and margarita party to honor the winners, and 3) The Holiday Decoration contest and three Holiday Mixers that were held on December 19th to honor those award winners.

Julie Pena discussed the Walkway Maintenance effort that the Association performs with the aid of the Oxnard City Corp, twice each year,

April Williams discussed the recent effort to build a new improved web site for the Association. The new web site has many new features not found in the original web site such as classified ads, a discussion board, polls and a mechanism to collect e-mail addresses. Also, the new web site makes it easier for escrow offices to download the necessary documents for new owners during escrow.

Next, Kristine called for nominations from the floor for the sole vacant position on the board of directors. Two candidates put their names forward for this position. Kathy Mendes and Ray

Bayster. Both candidates spoke briefly about their backgrounds and reasons for wanting to join the BOD. Voting was help by secret ballot, and Carl Skelly, a former board president collected and tallied the votes. Later in the meeting, the winner, Kathy Mendes was announced as winner. However, Kristine assured Ray Bayster that his willingness to serve and legal background would be called upon to assist the BOD.

Next, Ross Goodman discussed the Night Patrol and how it operates. The Patrol has been a vital part of the community for many, many years and the leaders of the Patrol, Ron and Phyllis Villarreal, were singled out for their efforts. Anyone wishing to help need only call them. Ross then handed Ron a stack of gift certificates to Yolandas Café to give to the night patrol members. Then, Kristine further acknowledged the Villareals and gave them additional pair of gifts.

Alan Friedman discussed the newsletter and stated that he hoped to get out four editions this year. One resident suggested that the newsletter be sent to occupant as many homes are not occupied by the owners.

Greg Kenny, Chairman of the Oxnard Shores Neighborhood Council discussed how the council has been re-constituted last year and introduced the members, many of whom were present.

Diane Delaney	Vice Chairman	Greg Gilbert	Treasurer
Scott Bankard	Secretary	Julie Pena	Member at large
Kathy Mendes	Member at large		

The first event sponsored by the Neighborhood Council will be the annual Dumpster Day set for Saturday, Jan. 16th from 7 AM to 3 PM at both ends of Mandalay Beach Road and in the Dunes and a green waster container on MBR near Woolley.

Next, Janet Sederquist discussed the Oxnard Convention and Visitors Bureau and their web site: www.VisitOxnard.com. One main point of interest she discussed was the burgeoning winery scene in Ventura County.

The last order of business was for Kristine to take comments and suggestions from the audience and record them as topics for the Board of Directors to work on in the coming year. The list will be made public on the web site and in the next newsletter.

The meeting was adjourned at about 11:45 AM

Later, in Executive Session, the seven members of the Board of Directors voted amongst themselves and elected the following officers for the 2010 year:

George Doonan	Treasurer
Kristine Barsky	Secretary
Julie Pena	Vice President
Alan Friedman	President

Respectfully submitted,
Alan Friedman, Secretary for 2009

MANDALAY SHORES COMMUNITY ASSOCIATION

Minutes for monthly meeting of January 21, 2010

Members present: Alan Friedman, Julie Pena, Mary Ellen Harwood, Ross Goodman, and Kristine Barsky

Kathy Mendes arrived at 7:00 P.M.

George Doonan arrived at 7:40 P.M.

Alan called meeting to order at 6:21 P.M.

Julie gave a report on the walkways. Clean-ups are usually done in June and December. The clean-up that started in December 2009 is finished. Julie received an invoice.

Bylaw revisions – Establish a Bylaws Committee from interested BOD members who will review the initial amendment of the bylaws done by Widders, and then return to the BOD with their recommendations. Proposed by Mary Ellen, seconded by Julie, and passed unanimously (5 members).

Kathy & Kristine need to submit dates they are available to Alan Friedman for website maintenance training.

Julie asked for Alan's thoughts on his presidency. Alan would like to see standing committees: picnic, nominating, landscaping/beautification and bylaws revision. He'd also like to see the Articles of Incorporation modified to reflect what is reality now. Alan would like to have a vote on the revised bylaws in the middle of year.

Mary Ellen would like to see a quarterly newsletter and an event for each quarter. For the first event, she'd like to propose a Carnegie Museum reception specifically for the residents of MSCA.

Chairs for the various MSCA committees were selected as follows:

Picnic Committee: Chair- Mary Ellen, Kathy, and Ross

Nominating Committee: Ross, Alan, and Kristine

Bylaws Revision Committee: Ross, Julie, Mary Ellen, George and Alan

Landscaping/Beautification: Julie, Kristine, Kathy, Jean Panelli, and April

Street Skippers Committee: Mary Ellen, Julie, and Kathy

At the monthly meetings there will be a report from each of these committees. No activity is an acceptable report. Committee reports will follow approval of the minutes and the treasurer's report.

February 5 will be MSCA officer installation dinner at 6:30 P.M. at La Dolce Vita.

Alan would like to do four newsletters. He proposed putting one out at the end of February, in early May, early September and early December. He'd like to see the May newsletter contain a ballot for the bylaws revision.

For the February newsletter Kathy is doing an article on the Neighborhood Council, and Ed & Nancy will do an article on Night Patrol. Ross is going to work with Phyllis on a disaster preparedness article. Mary Ellen will provide an article on the reception at the Carnegie Museum.

April 11 was selected for the Carnegie Museum Reception for MSCA residents with personal invitations for the Street Skippers. Time on Sunday: 2-5 P.M. Flyer for the reception in newsletter.

Kathy Mendes gave a report on Dumpster Day. There were 25 volunteers who monitored what was put in the dumpsters. There were dumpsters at four locations. The green waste dumpster had trash mixed in with it. Seven dumpsters were filled and hauled away, about 1,200 lbs. Once the Neighborhood Council has two public meetings in a year (March – August) they can schedule another dumpster day next year. The City Corps volunteers were great; a 3-person crew at each dumpster was provided by the city. Alan will write a commendation letter to the city for the City Corp's work. Julie will find out if money MSCA donates to City Corps will go to the individual volunteers who worked on our event.

A reminder that any member email addresses received should go to George for the permanent database.

George gave the treasurer's report. Julie motioned to approve. Mary Ellen seconded. Unanimously approved (7 members).

Bylaws Committee Meeting: January 27th at 5:30 P.M. at Ross' house. First order of business is to discuss the changes made by the law firm.

Ken & Bev Gilmore sent the MSCA a check for \$100 for having the Night Patrol shut their open garage door.

8:10 PM meeting was adjourned.

Minutes submitted by Kristine Barsky.

MANDALAY SHORES COMMUNITY ASSOCIATION

Minutes for monthly meeting of February 18, 2010

Members present: Alan Friedman, Julie Pena, Mary Ellen Harwood, Ross Goodman, Kathy Mendes, George Doonan, and Kristine Barsky

Julie called the meeting to order at 6:15 P.M. Alan arrived minutes later.

Kristine reported one change to the January minutes. Alan made the motion to approve the minutes and Julie seconded. They were approved unanimously.

George provided the treasurer's report and the financial report. George allotted \$2,500 for any special products. Mary Ellen moved to approve the reports with Kathy seconding. They were approved unanimously.

The Carnegie Museum event is scheduled for April 11th and a flyer was prepared by their staff for us to send out. The City Corps invoice for the December walkway clean-up was received and paid. Julie checked with Maria Chavez, and money can be directed to the individuals at the City Corps who helped us. Julie made a motion to pay each volunteer \$50 for working at our dumpster day. That was a total of \$600. The motion was seconded by George, and approved unanimously. George is going to write a letter to accompany the Association's check.

Picnic Committee Report. The committee has selected Saturday, July 24th, for the MSCA picnic. The Board liked the idea of Mexican food again. A suggestion was made that the Association should handle the drinks.

Landscaping Committee. Alan suggested that Jean Panelli, a resident, has expertise in plants and wants to serve on the committee. Last year, April worked out an agreement with the city. MSCA would purchase the mulch and the city would purchase the plants and landscape the entrances off Harbor Blvd. into our neighborhood.

Street Skippers Committee. Mary Ellen reported that the street skippers will meet on March 27th at 9 am at the donut shop to distribute the flyers for the Carnegie Museum event.

Nominating Committee. No Report.

Landscaping Committee. No Report.

Old Business

The check for the printing of the newsletter, which had color pictures, was \$1175.60. A total of 1,306 newsletters were mailed. Alan had 15 extra copies printed. George asked if the street skippers might be interested in passing out newsletters to tenants. Mary Ellen will inquire at her flyer meeting about distributing extra copies to tenants.

George brought up the issue of allowing adequate time for comments from the Board if he asks for them. Alan agreed to allow more time for comments.

Bylaws Revision Committee.

Mary Ellen made a motion to approve the bylaws as they were amended by the Widders' firm with the Board's corrections in spelling and the date and time of the annual meeting included. George seconded the motion. The motion passed with 6 ayes and 1 abstention.

The Bylaws Committee has met three times. Hard copies of the bylaws as amended by the Committee were passed out. Comments and edits from the Board are due by March 4, 2010. Ross submitted minutes for two of the meetings of the Bylaws Committee. He feels that there should be minutes for every meeting. Ross contacted another law firm, Swedelson & Gottlieb, that specializes in homeowner associations. He distributed their rate information, which includes a detailed description of what is included for that price. Sandra Gottlieb, a partner, offered to answer questions from the Bylaws Committee on February 23rd at 5:30 P.M. in the Remax office. All Board members are invited.

A motion was made by Julie that the Bylaws Committee request, from any law firm considered for the next revisions, an estimate of time and fees needed to implement the changes; and that the completed work is reviewed for compliance by the Committee. Mary Ellen seconded the motion and it passed unanimously.

The Bylaws Committee will inquire about the relevance of CC&R's at their meeting with Sandra Gottlieb. Alan is very pleased with the work that is being accomplished outside of the Board by this Committee.

George received a call at 3:30 P.M. today from Lucy with Anacapa Isle Marina about picking up the key to the meeting room. Instead, Lucy left the room open for us. Kristine will follow up with Lucy to make arrangements for this year.

The meeting was adjourned at 8:00 P.M.

Minutes submitted by Kristine Barsky.

MANDALAY SHORES COMMUNITY ASSOCIATION

Minutes for monthly meeting of March 18, 2010

Members present: Julie Pena, Ross Goodman, Kristine Barsky, Alan Friedman, and George Doonan (arrived at 7:40 P.M.)

Members absent: Kathy Mendes and Mary Ellen Harwood

Alan called the meeting to order at 6:25 P.M.

Kristine reported changes to the February minutes. Julie made the motion to approve the minutes and Alan seconded. They were approved unanimously.

Bylaws Revision Committee. The committee has decided to have the Widders' Law firm provide a cost estimate for the changes made by the Committee to the MSCA's Bylaws and Articles. The majority of the work would be done by Dimple Mehtra, Widders' paralegal. Fee schedules from both the Widders law firm and Gottlieb's law firm were secured. Ross, Committee chairman, and Alan are the only Board members authorized to approve expenditure of funds for any proposed legal work on the bylaws. Ross submitted to the Secretary, for the BOD files, a collection of documents titled "Bylaws Updates". These documents include meeting minutes from Bylaws Committee meetings and other relevant information. The committee's next meeting is scheduled for March 31st at 5:30 P.M. at Ross' house.

Picnic Committee Report. The committee has selected Saturday, July 24th, for the MSCA picnic. Kathy, Ross & Julie are having their first meeting on March 30th at Yolanda's Café at 5:30 P.M.

Landscaping Committee. Has not met. April Williams forwarded information on the two city employees she met with in 2009 on the issue of new landscaping for all the entrances to the subdivision.

Street Skippers Committee. Mary Ellen sent an email reporting that the street skippers will meet on March 27th at 9 A.M. at the donut shop to distribute the flyers for the Carnegie Museum event. The Carnegie Museum event is scheduled for April 11th and a flyer was prepared by their staff for MSCA to distribute. Diane Delaney, with the Neighborhood Council, contacted Mary Ellen and Alan and requested that her flyer and petition to oppose the Embassy Suites expansion be distributed with the Carnegie Museum event flyer. The members present decided it was not appropriate for MSCA to distribute a petition.

Nominating Committee. Has not met.

Kristine met with Jennie Fisher, the manager of the Anacapa Isle Marina, and picked up the key for the meeting room. The key is to be dropped in the building's night deposit box after the meeting.

George presented a statement of funds report and the financial report. George reported that a second dues notice was mailed out to 310 individuals. One notice was sent certified mail for a seriously delinquent (no dues paid for 5 years) property owner. George has filed both state and federal taxes for 2009. The group asked George to

increase the projection for the bylaws revision project to \$5,000 by those present. George moved to approve the reports with Alan seconding. They were approved unanimously.

The meeting was adjourned at 8:00 P.M.

Minutes submitted by Kristine Barsky.