

Bel Marin Keys Community Services District

4 Montego Key
Novato, CA 94949

Office: 415.883.4222
www.bmkcsd.us

NOTICE & AGENDA of the REGULAR BOARD MEETING February 20, 2025 – 7:30pm BMKCS Community Center

Board Members

Mercy Angelopulos
Vince Lattanzio

Cheryl Furst
Steve Nash

Natalia Shorten

Assistance for people with disabilities: If you are disabled and need accommodation to participate in the meeting, please call our Administrative Assistant, at 415.883.4222 so that the necessary arrangements can be made.

This Board Meeting is available for real-time viewing via Zoom. The meeting starts promptly at 7:30; however, online participants seeking to provide public comment should sign on at 7:15 and connect with the Video Coordinator. The Zoom link is (cut/paste may be required):

<https://us06web.zoom.us/j/86119410164?pwd=EDD0Jky6mokf8UBoVFz54raXSUamar.1>

Meeting ID: 861 1941 0164, Passcode: 301734.

Please note that the Coordinator is unable to take telephone calls during the meeting.

The Board meeting agenda and all supporting documents are available for public review at 4 Montego Key, Novato, California, 94949, 72 hours in advance of a scheduled board meeting. Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet, and not otherwise exempt from disclosure, will be made available for public inspection at the District Office at 4 Montego Key, Novato, California, during normal business hours, Monday through Friday, 8:00am to 4:00pm. Copies of supplemental materials distributed at the Board meeting will be available for public inspection at the meeting location.

I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

To speak on any item under discussion by the Board on this agenda, you may do so upon receiving recognition from the Chair. Time limitations on public testimony may be imposed at the discretion of the President in conformity with Board Meeting Policy Provisions. (Please Turn Off Cell Phones)

II. APPROVAL OF MINUTES

The Board of Directors will review, amend, and approve the prior month's meeting Minutes

- a. Regular Meeting of January 16, 2025 – Action item – Attached

III. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If the Board or the public desires discussion, that item will be removed from the Consent Calendar and will be considered separately.

- a. Ratification of Checks and Payroll Issued January 2025

IV. PUBLIC COMMENT

- a. *Citizen Business/Oral and Written Communications on items not appearing on this agenda. Residents are advised to limit discussion to one presentation per individual. Please observe the time limit of 3 minutes. Please fill out a BMKCSD Public Comment Sign-In Card and present it to the Clerk. **Note: Any item raised by a member of the public, which does not appear on the agenda, but which may require Board action shall be referred to the District Staff for investigation and disposition – unless the item requires emergency action by the Board or the need to take such action arose after the posting of the agenda within the meaning of Cal. G.C. §54954.2(b).***
- b. Correspondence and/or Presentations
 - 1. Email from resident Kelly O’Haire regarding rental of Community Center
 - 2. Letter from resident Bob Panico regarding proposed selection of Sunset Park as Community Swimming Beach
 - 3. Email from resident Merry Alberigi regarding objection to December board meeting minutes and list of beach park supporters

V. Zoom Presentation – Streamline – Web Host

VI. GARDENS HOA

- a. Update - Attached MOU and letter to surrounding residents
- b. Aylene Lambert, Garden’s HOA President – Presentation/Drawings -Discussion – Action item

VII. ADMINISTRATIVE COMMUNICATIONS

- a. District Manager’s Report
 - 1. Financial
 - a. Bank of Marin – Account Balances – Credit Card not linked to QuickBooks
 - b. Resolution -Removal of Chris Fehring’s name from Bank of Marin
 - c. Wells Fargo Bank – February 14, 2025 Meeting update -
 - d. Check written to Jessica Donald on February 21, 2024 – Should have been made payable to JDH Corrosion. Past DM did not void check and recipient cashed check. A letter was sent to Donald regarding W-9. No evidence of her being a vendor for BMKCSD.
 - 2. Operations
 - a. As of February 1, 2025, Brian Clark, Waterways/Maintenance Manager, received a merit raise and Lisa Lue has accepted the District Manager position.
 - b. Review of Zoom attendance – Discussion- evaluate to keep or suspend Zoom access. Zoom Pro is approximately \$16.00 plus tax per month. Will may need to purchase a laptop and camera. – Attachment – Discussion – Action item
 - c. Marin County Counsel Invoice for services - **\$1,558.25 OPS, \$338.75 Measure G = \$1,897.00** paid
 - d. BKK Invoice for services (insurance for clubs/employment status)- **\$907.50 OPS**
 - e. Petty Cash Resolution– Dissolve Petty Cash Fund - Discussion – Action item
 - f. BMKCSD Accounting Policies and Procedures Manual 2014 – Needs updating Lisa will mark up the document first and submit it to the board for a review March 20, 2025 BOD meeting
 - g. Scanning project – In house documentation scanning from Xerox to computer and stored on thumb drive – Discussion
 - h. Pixie Life – extended pilot program until end of April. No charge for residents attending class on Mondays 2:30-3:30pm. This is a Community event. No charge for Pixie Life.
 - i. Restaurant Repair – Left side oven inoperable. Estimate **\$1,248.52**. Approved by Lisa to move forward with repair. Stove is no longer under warranty.

3. Calendar

February 25, 2025 Deadline for submissions for N2N
February 28, 2025 Potluck for Dino 3:30-6:30pm
March 20, 2025 Board Meeting
May 7, 2025 First food truck night – Lotus Grill
June 12, 2025 Community Car Show 11am to 3pm

a. *ad hoc* Committee Reports

1. Grant Writing Committee Report - Update
2. BMK Community Safety Committee Report (ERT/Traffic/PGE) –
 - a. Update Traffic Meeting January 21, 2025 – Postcard with information regarding speeding in BMK neighborhoods or just in N2N – Discussion
 - b. Update ERT Meeting February 18, 2025 -
3. Beautification Committee Report – Proposal from Brightview for plants **\$364.61**
4. Welcome to the Keys Committee Report -Update
5. Communications Committee – Update Meeting February 12, 2025 – Minutes attached
 - a. Web host information
 - b. Office policies and procedures
 - c. Transparency/Governance Checklist
6. Parks Committee – Update
 - a. Residents questioning validity of petition signers for Sunset Park/Beach-Attachment - Discussion
7. Waterways Committee –Update Meeting February 6, 2025
 - a. Map rules- Discussion - Action item
 - b. Access card application – Discussion – Action item

VIII. STANDING COMMITTEE REPORTS D & G

- a. Measure G – Update
 1. Hydrology information – Update – email from Robin Lee
- b. Measure D - Marine Maintenance Waterways
 1. SGH Engineering Proposal February 5, 2025- Discussion – T&M estimate **\$15,000.00** action item
 2. SGH Deficiency repairs Proposal February 12, 2025 – Discussion - Fixed fee **\$53,000.00** – action item

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

- a. Fishing violations – Information from resident Kelly O’Haire – Attachment – Letter sent to Fish and Wildlife Patrol Lieutenant - Discussion

XI. PARKS AND OPEN SPACE

- a. BMKCS D Park Survey – Discussion – Action item

XII. ITEMS OF COMMUNITY INTERESTS

- a. Refuge – Update
- b. SCC – Update
 1. Pattern Energy – Update –
 2. Permission for Director Lattanzio to speak with Pattern Energy and approve letter to Damon Connelly – Attached – Action item
 3. Moss Landing Power Plant
 4. Write a support letter from BMKCS D regarding Bill #303 – Request Assemblywoman Addis to lower the 200 MWh to 1 MWh
- c. Novato Creek Baylands Strategy – Update
- d. Cal Trans – Highway 37 project - Update

XIII. FUTURE AGENDA ITEMS

XIV. ADJOURNMENT

All matters before the Board are being addressed – motion to adjourn.

Next regular meeting: March 20, 2025

Certificate of Posting

I declare under penalty of perjury under the laws of the State of California, that I am employed by the Bel Marin Keys Community Services District, and that I caused this Notice & Agenda to be posted on the District's website (www.bmkcsd.us), as well as on the interior and exterior bulletin boards located at the District Office, 4 Montego Key, Novato, California, on the date reflected below.

LSL

Lisa Lue, Board Clerk

February 14, 2025

Bel Marin Keys Community Services District

February 20, 2025 Regular Board Meeting

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X. NEW BUSINESS
Letter to Fish & Wildlife regarding fishing violations written by resident Kelly O’Haire 124

XI. PARKS AND OPEN SPACE
BMK Park Survey no documents as of February 14, 2025 10:00 am

XII. ITEMS OF COMMUNITY INTERESTS
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Bel Marin Keys Community Services District

4 Montego Key
Novato, CA 94949

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MINUTES REGULAR BOARD MEETING January 16, 2025 BMKCSD Community Center

Board Members

Mercy Angelopoulos
Vince Lattanzio

Cheryl Furst
Steve Nash

Natalia Shorten

- I. **CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE**
The Agenda for this meeting was posted published on January 10, 2025. President Lattanzio called the Regular Board Meeting to order at 7:30pm and called roll. The directors present along with Vince Lattanzio were, Steve Nash, Mercy Angelopoulos, Cheryl Furst and Natalia Shorten. A quorum was established, and the pledge of allegiance was recited. Minutes conducted by Interim Board Clerk, Lisa Lue
- II. **APPROVAL OF MINUTES**
Motion to approve December 19, 2024 Minutes with additions: twenty-four listeners on Zoom. Park Committee submitted a list of 116 supporters. Director Furst requested the list be verified. Director Shorten has email addresses to verify for verification
Moved by Director: Lattanzio; Seconded by Director Nash
Director Vote: 5 Ayes
Motion Carried
- III. **CONSENT CALENDAR**
Motion to approve Ratification of checks and payroll issued- December
No Motion was made to approve
- IV. **PUBLIC COMMENT**
Director Shorten spoke for Doreen Britton regarding Goodbye party celebration for Mail carrier "Dino." He has worked in BMK for 40 years and would like to congratulate him. Lisa Lue has received multiple requests. Event February 28, 2025 at 3:30pm to 6:30pm at Community Center
- V. **CLOSED SESSION**
 - a. Personnel §54957(b)(1)
 - b. Anticipated litigation §54956
- VI. **RECONVENE IN OPEN SESSION**
 - a. Returning to open session 7:56pm
- VII. **ADMINISTRATIVE COMMUNICATIONS**
Interim District Manager's Report
 - I. Financial
 - a. Bank of Marin Account Balances – Measure A savings account is not showing on dashboard – online access. Credit cards still need to be synced with QuickBooks online. Remove Chris Fehring from signature card. Director Nash is looking into switching one or more accounts to Wells Fargo Bank.

2. Operations

- a. Resident rental agreement free one-time rental for residents. Director Furst wants a clear understanding of what residents are asking for. Discounted day and not free. Director Nash requests more information. Director Angelopoulos makes a motion for more research on other CSD charges and policies. There was not a second to motion.

Motion to not provide a free day rental in community center by not paying \$75 hourly fee.

Moved by Director: Lattanzio; Seconded by Director Shorten

Director Vote: 4 Ayes; 1 Nay

Motion carried

- b. SGH-Stoplog review. Stop log prototype is being fabricated by Svendsen's Bay shop to evaluate and test before we go forward with the remaining stop logs. Okay to pay \$6,000.00. Would like to tour Sam's facility on a Friday afternoon to see if he is able to assist with Lock repairs
- c. Reimbursement from G to Operations - corrected amount \$58,010.03; Measure G to Measure D \$897.00 for NBS fees. They report our taxes for Measure D and Measure G audit.
- d. Streamline-CSDA recommended website host for ADA and Transparency compliance - Director Furst informs work with government websites. The bid is \$1,500 for transfer and maintenance monthly fee would be \$350. Streamline would like to attend the February meeting by Zoom for presentation. Website failed at 79% for transparency and ADA compliance. The Communications Committee will hold a meeting on January 28, 2025 by zoom with Streamline. More information and research needed.

3. Calendar

January 20, 2025 MLK Holiday CSD office closed

January 25, 2025 Electronic Waste event 9am to 2pm CSD parking lot. Free for residents.

a. ad hoc Committee Reports

1. Grant Writing Committee Report - Grant writer to meet with Director Nash. Zoom call Bayland Strategy. Attendees were Directors Lattanzio and Nash and Lisa Lue and Brian Clark. Made sure dredging (sedimentation removal, relocation, and reuse) was added to their discussions. Restoring tidal marshland to help with flood control, restoration, habitat restoration and recreation. Six hundred acres to help flush creek to include Pacheco Pond and BMK lagoon. Discussion about connecting Moats for tide gate at end to flush moats in summertime. Work together with other agencies, not just BMK responsibility.
2. BMK Community Safety Committee Report (ERT Traffic PGE) Shed is empty and contents in Conex box. Emergency supplies will be purchased soon. Traffic DPW Meeting with Supervisor Lucan, DPW, Director Nash, Lisa Lue, and Brian Clark January 21, 2025. Direct contact information for DPW. Flock cameras are operational and information to MCSO dispatch center.
3. Beautification Committee Report - January 14, 2025 meeting update. Flowers to be planted on the island. Sticky monkey bush, iodine bush or see what is available. No date scheduled yet for planting. Marquee - clean up and paint or stain to brighten it up. Will get a color chart or samples. Get price for Windmill Palm tree replacement at entrance.
4. Welcome to the Keys -update -Resident Bella Robbins delivered poinsettias to three houses during the holidays. Welcome baskets have brochures, Coffee Roastery gift cards, CSD information, and donations from local merchants Food truck ambassadors Liz Feingold and Diane McKone will assist with May-Oct food trucks on the first Wednesday of the month. Would like extra N2N for baskets.
5. Communications Committee noted above in Operations report (d)

6. Parks Committee – Meeting update January 13, 2025 Minutes. Recap of meeting from December 19, 2024. Next steps- tabling to look at liability questions and survey in February, alternative areas that provide swimming areas discussed previously. Will Come back with more information and answers. Will be discussing information with Counsel and Underwriter on a smaller scale. CSD will review survey and send to Residents.
7. Waterways Committee update- Brian Clark is working on map with Mac rules, Regulations. Education and outreach program. New applications for access cards – Boater card, gate cards will require CF # or ID#. Any non-resident parking without CF#, they will be towed. Resident Ellen Nash requests information in Creek area between the locks is a no wake zone on the map.

VIII. STANDING COMMITTEE REPORTS D & G

- a. Measure G Update -Meeting as soon as SGH sends proposal for engineering design. Received Hydrological analysis is needed for flood control, climate change and sea level rise to take into account before we make repairs. BCDC has city requirements. SGH suggests construction managers specializing in Marine infrastructure to oversee projects we have. Requires RFP and two three bids at a minimum. Resident Robin Lee works for a company.
- b. Measure D - Marine Maintenance Waterways – on going maintenance issues

IX. UNFINISHED BUSINESS

- a. Survey and easement procedures to be investigated with County Counsel Aylene Lambert From Gardens to submit corrected plans drawings -Draft MOU sent to Lambert. **TABLED at the request of Aylene Lambert.**

X. NEW BUSINESS

- a. Fishing violations Information from resident Kelly O’Haire Fish and Wildlife and MCSO need better enforcement. A Deputy Sheriff has been assigned to BMK. Resident Maureen Binetti stated Ron Binetti, and another resident Chris chased them off, but they just moved to another area. Fines need to be issued, or they will keep coming back. Contact Supervisor Eric Lucan if no enforcement. Resident Wm. Steiger states there are signs missing. Will request Brian Clark to verify, check and update signage ordinance. SCC is also responsible for signage. Board requests sending letter and background information from O’Haire be sent to Fish and Wildlife. Most of the activity is around Condo area.

XI. PARKS AND OPEN SPACE

- a. BMKCSO Park survey – Same of Parks and Recreation survey from Hilton Head Island. The Park Committee will make a one-page questionnaire for the community. Provide to CSD the survey to review and adjust before February 20, 2025 meeting. Bulk mailing for communication to residents, website or pick up in office.

XII. ITEMS OF COMMUNITY INTERESTS

- a. Refuge – Updates No update
- b. SCC – Updates – Transfer of land of S. Levee will be on the SCC board agenda for February to continue going forward. Brief hold from Army Corp of Engineers until could get project back on budget.
- c. Pattern Energy - Updates – No update
- d. Novato Creek Bayland Strategy – Added dredging and need local participation to get grant. See *ad hoc* a (1).
- e. Cal Trans Highway 37 project – update Lisa Lue watched Zoom. Lots of complaints and why only one side is paying for toll. Talked about raising the bridge and transportation from Solano to Marin.

XIII. FUTURE AGENDA ITEMS

- a. Community Website
- b. Communication meeting with Committee leads

XIV. ADJOURNMENT

All matters before the Board are being addressed – motion to adjourn.

Motion to adjourn 9:16pm

Moved by Director: Lattanzio; Seconded by Director Furst

Director Vote: 5

Motion Carried

Next regular meeting: February 20, 2025

Certificate of Posting

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157

Lisa Lue, Interim Board Clerk

January 27, 2024



4 Montego Key
Novato, CA 94949
415-883-4222
www.bmkcsd.us

RATIFICATION OF WARRANTS AND PAYROLL
FOR THE REGULAR MEETING OF February 20, 2025

In accordance with Government Code §37208, ratification of the following warrant amounts is presented to the Bel Marin Keys Community Services District Board of Directors:

Regular Payable Checks:	\$ 27,156.00
Payroll Checks:	\$ 20,646.10

Total Disbursements: \$ 47,802.10

All individual warrants and warrant registers are available for review by the Board Members and the public upon request. Payroll registers are confidential and not available for individual review in accordance with State Law.

The necessary internal controls are in place to safeguard the District's conformance with Generally Accepted Accounting Principles, sound business practices and prudent budgetary principles. Payroll documents and warrants invoices have been reviewed and approved by the District Manager before payment.

Lisa Lue, Board Clerk

February 5, 2025

DEPARTMENT SUMMARY

0083 1308-1638 Bel Marin Keys C S D

CHECK DATE	HOURS					REG	SICK	ALL OTHER HOURS	EARNINGS					TOTAL
	REG	OT	VAC	HOL	SICK				VAC	HOL	SICK	BONUS	COMMI	
01/03/25	87.50	6.50	32.00	8.00		5,788.00			1,139.20	284.80			7,559.10	
01/17/25	82.00			18.00		5,876.40				569.60			6,446.00	
01/31/25	92.00			8.00	6.00	6,200.20				284.80		156.00	6,641.00	
MTD (JAN)	261.50	6.50	32.00	32.00	6.00	17,864.60			1,139.20	1,139.20		156.00	20,646.10	
QTD (Q1)	261.50	6.50	32.00	32.00	6.00	17,864.60			1,139.20	1,139.20		156.00	20,646.10	
YTD (2025)	261.50	6.50	32.00	32.00	6.00	17,864.60			1,139.20	1,139.20		156.00	20,646.10	

CHECK DATE	REIMBURSEMENTS & OTHER PAYMENTS		TOTAL	401K ER	MATCH	SIMPLE IRA ER	GSEHRA-MEMO	OTHER ITEMS (DO NOT INCREASE NET PAY)
	EXP REMS NON TAX	1099-MISC						
01/03/25	256.14		256.14					M256.14
01/17/25	276.26		276.26					M276.26
01/31/25	276.26		276.26					M276.26
MTD (JAN)	808.66		808.66					M808.66
QTD (Q1)	808.66		808.66					M808.66
YTD (2025)	808.66		808.66					M808.66

CHECK DATE	EMPLOYEE WITHHOLDINGS			STATE INCOME TAX	LOCAL INCOME TAX	LOCAL INCOME TAX	LOCAL INCOME TAX	ALL OTHER WITHHOLDINGS	TOTAL
	SOC SEC	MEDICARE	FED INCOME TAX						
01/03/25	468.67	109.61	601.75	256.92				90.71	1,527.66
01/17/25	398.65	93.47	527.68	217.17				77.36	1,315.33
01/31/25	411.74	96.29	527.68	217.17				79.70	1,332.58
MTD (JAN)	1,280.06	299.37	1,657.11	691.26				247.77	4,175.57
QTD (Q1)	1,280.06	299.37	1,657.11	691.26				247.77	4,175.57
YTD (2025)	1,280.06	299.37	1,657.11	691.26				247.77	4,175.57

CHECK DATE	EMPLOYEE DEDUCTIONS			STATE UNEMPLOYMENT	FED UNEMPLOY	MEDICARE	SOC SEC	PRETAX	TOTAL
	401K EE	SIMPLE IRA EE	PRETAX						
01/03/25		408.35		113.40	45.35	109.61	468.67		408.35
01/17/25		397.94		96.70	38.68	93.47	399.66		397.94
01/31/25		397.94		96.70	14.25	96.30	411.75		397.94
MTD (JAN)		1,204.23		356.2	98.28	299.38	1,280.08		1,204.23
QTD (Q1)		1,204.23		356.2	98.28	299.38	1,280.08		1,204.23
YTD (2025)		1,204.23		356.2	98.28	299.38	1,280.08		1,204.23

CHECK DATE	EMPLOYER LIABILITIES			STATE (SUI)	FED UNEMPLOY	MEDICARE	SOC SEC	PRETAX	TOTAL	FEDERAL LIABILITY	CHECK DATE	TOTAL 941 TAX LIABILITY	NET PAY
	SOC SEC	MEDICARE	UNEMPLOY										
01/03/25	468.67	109.61	45.35	113.40	45.35	109.61	468.67		744.60	1,758.31	01/03/25	1,758.31	5,879.23
01/17/25	399.66	93.47	38.68	96.70	38.68	93.47	399.66		634.97	1,513.93	01/17/25	1,513.93	5,008.99
01/31/25	411.75	96.30	14.25	356.2	14.25	96.30	411.75		560.30	1,543.76	01/31/25	1,543.76	5,186.74
MTD (JAN)	1,280.08	299.38	98.28	245.72	98.28	299.38	1,280.08		1,939.87	4,816.00	MTD (JAN)	4,816.00	16,074.96
QTD (Q1)	1,280.08	299.38	98.28	245.72	98.28	299.38	1,280.08		1,939.87	4,816.00	QTD (Q1)	4,816.00	16,074.96
YTD (2025)	1,280.08	299.38	98.28	245.72	98.28	299.38	1,280.08		1,939.87	4,816.00	YTD (2025)	4,816.00	16,074.96

CHECK DATE	EMPLOYEE DEDUCTIONS			STATE UNEMPLOYMENT	FED UNEMPLOY	MEDICARE	SOC SEC	PRETAX	TOTAL	FEDERAL LIABILITY	CHECK DATE	TOTAL 941 TAX LIABILITY	NET PAY
	401K EE	SIMPLE IRA EE	PRETAX										
01/03/25		408.35		113.40	45.35	109.61	468.67		744.60	1,758.31	01/03/25	1,758.31	5,879.23
01/17/25		397.94		96.70	38.68	93.47	399.66		634.97	1,513.93	01/17/25	1,513.93	5,008.99
01/31/25		397.94		96.70	14.25	96.30	411.75		560.30	1,543.76	01/31/25	1,543.76	5,186.74
MTD (JAN)		1,204.23		356.2	98.28	299.38	1,280.08		1,939.87	4,816.00	MTD (JAN)	4,816.00	16,074.96
QTD (Q1)		1,204.23		356.2	98.28	299.38	1,280.08		1,939.87	4,816.00	QTD (Q1)	4,816.00	16,074.96
YTD (2025)		1,204.23		356.2	98.28	299.38	1,280.08		1,939.87	4,816.00	YTD (2025)	4,816.00	16,074.96

0083 1308-1638 Bel Marin Keys C S D
Run Date 01/28/25 08:36 AM

Period Start - End Date 01/11/25 - 01/24/25
Check Date 01/31/25

Department Summary
Page 1 of 1
DEPTSUM

BMKCSD - Checking Accounts January 1 to January 31 2025

Account	Date	Trans	Ty	J#	Name	Memo/Description	Amount
Operating Account - 5682	1/28/2025	Check	4		PG&E		1,677.48
Operating Account - 5682	1/28/2025	Check	3		Cintas Corp	Supplies	199.95
Operating Account - 5682	1/28/2025	Check	2		RBA Bookkeeping Services	1/17/25 & 1/24/25	1,112.50
Operating Account - 5682	1/28/2025	Check	1		PKS Professional Kitchen	Dish sanitizer maintenance	383.56
Operating Account - 5682	1/21/2025	Check	3		North Marin Water		124.54
Operating Account - 5682	1/21/2025	Check	2		Pini Hardware		193.18
Operating Account - 5682	1/21/2025	Check	1		DC Electric	Street Lights	255.71
Operating Account - 5682	1/14/2025	Check	16		Alhambra		12.99
Operating Account - 5682	1/14/2025	Check	15		Vince Lattanzio	Dir Fee	100.00

Operating Account - 5682	1/14/2025	Check	14	Steve Nash	Dir Fee	100.00
Operating Account - 5682	1/14/2025	Check	13	Natalia Shorten	Dir Fee	100.00
Operating Account - 5682	1/14/2025	Check	12	Mercy Angelopulous	Dir Fee	100.00
Operating Account - 5682	1/14/2025	Check	10	Cheryl Furst	Dir Fee	100.00
Operating Account - 5682	1/14/2025	Check	9	RBA Bookkeeping Services	1/10/2025	806.25
Operating Account - 5682	1/14/2025	Check	8	Tree Masters	11 Dolphin Isle-Open Space	800.00
Operating Account - 5682	1/14/2025	Check	7	PG&E		1,678.43
Operating Account - 5682	1/14/2025	Check	6	Cintas Corp		205.86
Operating Account - 5682	1/14/2025	Check	5	First Citizen Bank	Copier contract	482.82
Operating Account - 5682	1/14/2025	Check	4	Brightview		6,920.01
Operating Account - 5682	1/14/2025	Check	3	Bill Federighi	Rental Deposit Refund	500.00

Operating Account - 5682	1/14/2025	Check	2	Jennifer Bowman	Rental Deposit Refund	500.00
Operating Account - 5682	1/7/2025	Check	1853	AP Moving	storage	73.20
Operating Account - 5682	1/7/2025	Check	1850	Recology		380.99
Operating Account - 5682	1/7/2025	Check	5	RBA Bookkeeping Services	12/24/24 & 1/6/24	93.75
Operating Account - 5682	1/7/2025	Check	3	AT&T	Office/Internet	131.89
Operating Account - 5682	1/7/2025	Check	2	Cintas Corp		361.59
Operating Account - 5682	1/7/2025	Check	1	Orkin		86.99
Measure D						
Checking - 7609	1/28/2025	Check	1	PG&E		1,426.09
Measure D						
Checking - 7609	1/21/2025	Check	3	AT&T	Bahama	196.68

Measure D	1/21/2025	Check 2	AT&T	Calypso	206.89
Checking - 7609					
Measure D	1/21/2025	Check 1	AT&T	Dolphin	206.89
Checking - 7609					
Measure D	1/14/2025	Check 1	NBS Govt Finance		704.26
Checking - 7609					
Measure D	1/7/2025	Check 5650	PG&E		1,403.38
Checking - 7609					
Measure D	1/7/2025	Check 2	Napa-Solano-Yolo	Water testing	636.00
Checking - 7609					
Measure A	1/28/2025	Check 3	Skyview Tree Experts	10 Dolphin Isle Open Space	750.00
Checking - 5586					
Measure A	1/28/2025	Check 2	PG&E		977.80
Checking - 5586					
Measure A	1/28/2025	Check 1	North Marin Water District		935.76
Checking - 5586					

Measure A Checking - 5586	1/21/2025 Check	2	Orlando Balmon	Montego Park Tree	625.00
Measure A Checking - 5586	1/21/2025 Check	1	North Marin Water District		463.59
Measure A Checking - 5586	1/7/2025 Check	1104	PG&E		943.58
Measure A Checking - 5586	1/7/2025 Check	1	AT&T	multi courts	198.39

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Lisa Lue

From: Kelly O'Haire <kohaire@gmail.com>
Sent: Thursday, January 16, 2025 8:30 PM
To: Lisa Lue; Vincent P. Lattanzio; Cheryl Furst; Mercy Angelopulos; Steve Nash; Lisa Lue; Natalia Shorten
Subject: Rental of Community Center

Dear Board,

I want to make myself very clear. I am not going to allow Mr. Latanzio to disparage me anymore. At no time did I ask for a "free ride" for myself. I did not even ask to rent the Community Center. I have spoken to many residents over the years who have commented that the rental expense is too much to host a small birthday party or child's birthday, so they do not use it. In no way do I deserve to be repeatedly bashed by Mr. Latanzio. He has repeatedly referred to my ideas as "stupid." He has also battered just about everyone who disagrees with him. No one stops him. Ironically, I have been warned about his "wrath" by others. I have defended him to the public over the years for his community work. I will no longer do that, and I clearly see why others will not come to the CSD meetings to take his insults. This Board needs to go in another direction. You need a new President. You cannot have a small community meeting in which people are afraid to speak out.

I am also not going to allow violations of open meetings laws. I am going to look into each and every violation. I want to know why the County of Marin was given an application signed on December 4, 2024, which is clearly a false statement of what the CSD was intending to do with the Measure A money. Someone needs to be accountable. This is the only document NOT signed by the Board President. Why is that?

People have told me that this situation is out of control. I fully agree. The remaining Board members need to do something about this. Many people believe Mr. Latanzio needs to step down. I agree. Something is clearly wrong.

Kelly O'Haire

FROM: Bob Panico, BMK Resident

February 2, 2025

To: BMK CSD Board of Directors

Subject: Proposed Selection of Sunset Park as Community Swimming Beach

Interestingly, during the December Board of Director's (BOD's) Meeting, I had intended to speak, but was overwhelmed by the rush to speak by the many residents who also did. Instead, by choice, I had decided to wait to hear as much as I could before approaching the open mike. However, it soon became apparent the session went on longer than anticipated and was ended by the Board President, much to the dismay of others also waiting. At the conclusion, however, I felt that enough information, from two opposing fronts, had been presented; obviously the issue had become a divisive element in and for the community; enough information had surfaced to allow further study and exploration; and no additional input from me would be impactful. I felt satisfied and gratified that the inferred intentions were to seek an alternate sight for the intended project, and that an alternate site would be sought and considered.

Just recently, however, I had the opportunity to view an undated "List" of BMK residents reportedly supportive of the transformation of Sunset Park into a community-wide, fenced-off swimming/kayaking/sunbathing recreational area which, to my knowledge, has recently surfaced and is causing much commentary. This issue, as presented and discussed quite thoroughly during the December BOD's meeting, saw many attendees offer a myriad of pro and con opinions, and according to my count, the majority of those speaking were opposed to Sunset Park being used, citing obvious common sense rational. This recently viewed list was not presented at that meeting, and we were left with the understanding that other sites would be explored and a "survey would be disseminated" community-wide to solicit additional site ideas. To date, I have not seen or been aware of a "survey," nor was I contacted regarding this support list, which additionally appeared void of any pertinent information, as previously set forth at the BOD's meeting, being provided to the signatories. Some of the valid points presented in opposition at the meeting included:

- potential initial construction cost over-rides, plus year-round required maintenance
- adjacent to BMK Blvd continuously known for excessive speeding by in-bound vehicles
- excessive parking in limited spacing
- nearness to ski boating turn around (wake produced waves causing continuous beach erosion
- restricting admission to residents only
- and others

I would like to state that we have no objection to equal utilization of lagoon waters by those residents not positioned there-on, but a common sense approach, not only considering cost and safety, but additionally the respect for the privacy of owners contiguous to the planned site, must be considered and adhered to. When homes were purchased on Creek-side parcels, home owners certainly should have been aware that expectations of lagoon swimming would

be limited, but other amenity availabilities such as ramps for kayaking/boating launching would be. Of course, with the advent of the Measure "G" voting and passage, that logic faded, and the inclusion of all in equal usage must now be acknowledged and accepted. Possibly a pro-rated re-payment plan for those affected would have assisted, if that were possible at the onset, but I remain certain that that would have initiated another point of conflict.

Interesting also is that at the following BOD's meeting in January, attended by only eight of us, no additional information, except for a mere reference to a "survey," was provided. Most likely the low attendance occurred as the Beach issue was not cited on the event's agenda.

My question remains:

-"Were all the valid residents recorded on the list provided sufficient information regarding both positive and negative rationale of using Sunset Park for the new facility, and whether other sites were supposedly being explored?" Certainly, all those cited had not attended the December BOD's meeting and would not be privy to information considered pertinent.

Both, my wife and I hope that this issue can be agreeably resolved for all and still be beneficial to the entire community. Based upon all information gleaned, I feel compelled to maintain my stance and agree with the majority of respondents at the December BOD's meeting, that Sunset Park is not the appropriate place for the proposed community beach, and an alternate site as duly proposed, should be explored for selection.

Thank you,

Bob Panico

Copy to: Lisa Lue
BMKCS Manager

Lisa Lue

From: merry@comcast.net
Sent: Tuesday, January 28, 2025 7:20 AM
To: Vincent P. Lattanzio; Cheryl Furst; Mercy Angelopulos; Steve Nash; Natalia Shorten; Lisa Lue
Subject: Objection to revised December Board meeting minutes and list of beach park "supporters"
Attachments: DDC.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

TO: BMK CSD Board of Directors:

I just reviewed the January 16 Board meeting minutes posted on the BMK website.

Once again, I am writing to object to the validity of the list of beach park "supporters" collected by the Parks Committee. There is no statement describing what it is the residents are supposed to be supporting. This is simply a list of names, many without addresses. There are no signatures and no dates, and I recognize some of the names as those of children, some as young as 2 years old.

Furthermore, I object to the re-writing of the December Board meeting minutes to state this list was submitted at that meeting. This list was NOT presented at the December CSD Board meeting nor was it part of the Board packet so it would be incorrect to amend the meeting minutes to state that it was submitted at that time.

Merry Alberigi
21 Bahama Reef
415-730-0972

From: merry@comcast.net <merry@comcast.net>
Date: Tuesday, January 21, 2025 at 1:27 PM
To: Lisa Lue <llue@bmkcsd.us>
Subject: Objection to list of beach park "supporters"

Hi Lisa . . . Interesting that the list of beach park "supporters" the Parks committee submitted is just a list of names with no dates or signatures. And I recognize some of the names as those of children, some as young as 2 years old. Also, one resident noted that he wished to remain anonymous, but his name is included.

Also, this list was generated prior to the December board meeting during which a great deal of information and many questions were presented showing the shortcomings of these ill-conceived plans.

I object to this document being used to prove support for creating a beach park in BMK, especially at Sunset Park!

Please share my objection with the CSD Board of Directors.

Thank you,

Merry Alberigi
21 Bahama Reef

On 1/21/25, 10:01 AM, "Lisa Lue" <llue@bmkcsd.us> wrote:

Hi Merry,
Attached is the information you requested.

Thank you,
Lisa

Lisa Lue
Interim District Manager
Bel Marin Keys Community Services District
4 Montego Key
Novato, CA 94949
415-883-4222
cell: 415-996-3907
email: lluebmkcsd.us

1. The first part of the report discusses the background of the project and the objectives of the study. It also outlines the methodology used for data collection and analysis.

2. The second part of the report presents the results of the study, including a detailed description of the data and the findings of the analysis. It also includes a discussion of the implications of the results for the field of study.

3. The third part of the report discusses the conclusions of the study and the recommendations for future research. It also includes a list of references and an appendix containing additional data and figures.

4. The fourth part of the report provides a summary of the key findings and conclusions of the study. It also includes a list of references and an appendix containing additional data and figures.

5. The fifth part of the report discusses the implications of the results for the field of study and the recommendations for future research. It also includes a list of references and an appendix containing additional data and figures.

6. The sixth part of the report provides a summary of the key findings and conclusions of the study. It also includes a list of references and an appendix containing additional data and figures.

7. The seventh part of the report discusses the implications of the results for the field of study and the recommendations for future research. It also includes a list of references and an appendix containing additional data and figures.



Bel Marin Keys Community Services District

February 3, 2025

Resident
Bel Marin Keys Community
Novato, CA 94949

RE: Notice to residents surrounding Gardens HOA Condominium complex – Two docks

Dear Resident,

On February 20, 2025, listed on the agenda, there will be discussions regarding the construction of two docks behind the Garden HOA condominium complex in Bel Marin Keys.


President Aylene Lambert will be presenting the drawings and dock design to the board of directors for approval.

Attached is a photo of the proximity to where the docks will be located.

You are welcome to address your concerns regarding this agenda item at the board meeting or by Zoom.

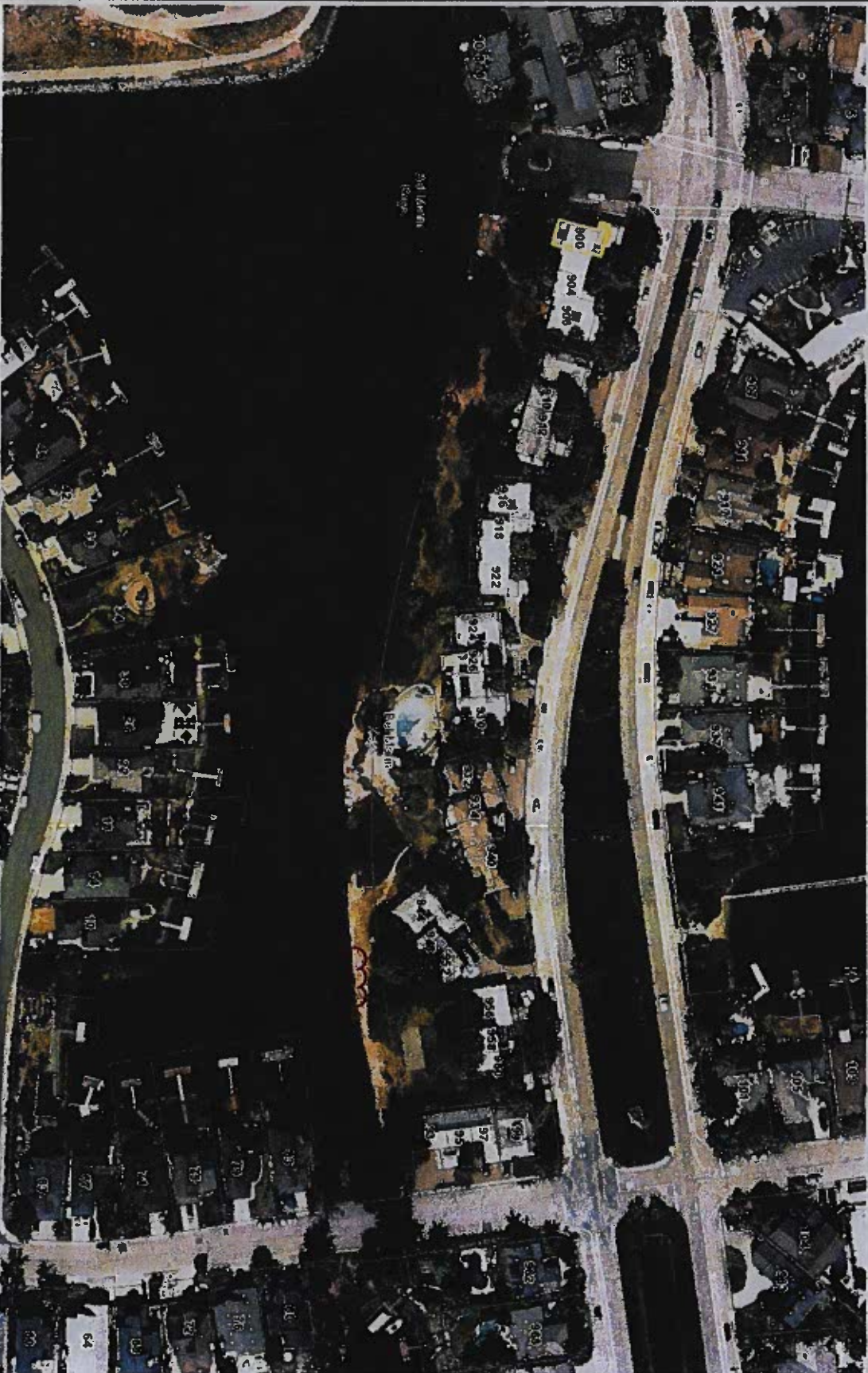
<https://us06web.zoom.us/j/86119410164?pwd=EDDOJKy6mokf8UBoVFz54raXSUamar.1#success>

Thank you very much.


Lisa Lue
District Manager
llue@bmkcsd.us

encl: map and MOU

The Gardens in Bel Marin Keys



200 0 100 00 200 0 Feet
 VAD 1983 VADN, StatePlane California III FIPS 5003 Feet
 Lantana Geographics Group Ltd

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate current or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Parcel Note
 - address
 - parcel
 - Address
 - Parcel
 - Condominium Common Area
 - Mobile Home Pad
 - City
 - Community
 - Main County Legal Boundary
 - Other Bay Area County
 - Stream - Perennial (A-H)

1:1,200

Notes
 This map was automatically generated using Geonames Essentials.

MEMORANDUM OF UNDERSTANDING

The parties to this memorandum of understanding (MOU), entered into this ____ day of _____ 2025, are Bel Marin Keys Community Services District (CSD), a community services district organized under Government Code section 61001, and the Gardens Homeowners Association (Gardens HOA), a condominium complex within Bel Marin Keys Community Services District jurisdiction.

1. The parties agree that the Gardens HOA shall construct two docks for the use of Gardens HOA, and that the CSD shall grant and record an easement for each dock, as set forth herein:
 - A. The Gardens HOA shall submit to its governing board a request for approval of the docks' designs and dimensioned plans showing the approximate location and size for the docks to be constructed. Only upon such approval, and submission of the approval to CSD, may the Gardens HOA proceed with construction of the docks.
 - B. Upon completion of the docks' construction, in accordance with the plans and generally accepted safety standards, and the terms herein, the Gardens HOA shall engage a land surveyor to perform a survey of the locations of the docks and easements, and prepare legal descriptions of the easements, including plats.
 - C. Upon receipt of the above surveys, CSD shall retain legal counsel to prepare the easement grant deed with the provision that the Gardens HOA docks be constructed and maintained in a safe working order.
 - D. Upon receipt of the finished easement grant deeds, the governing board of the CSD shall approve the easement grant deeds, authorize their execution, and direct staff to record them at the Marin County Recorder's Office.
2. The Gardens HOA shall bear all responsibility for construction of the docks, including acquiring all necessary permits and approvals, and complying with all applicable federal, state, and local laws, including, but not limited to, applicable accessibility, discrimination, public contracting, labor, and environmental laws. All certificates of insurance provided by contractors in furtherance of the construction of the docks shall name the CSD as an additional insured. In the event that any claims, losses, or liabilities arise by reason of the docks' construction, the Garden HOA agrees to indemnify, defend and hold harmless the CSD, its employees, officers and agents, harmless from any litigation costs or fees.
3. The parties agree that the Gardens HOA shall be solely responsible for any and all maintenance and repair of the docks. CSD agrees to cooperate should any future maintenance require modification of the easements.
4. This MOU may be terminated by either party hereto prior to construction of the docks, for any reason and without cause, by giving thirty (30) calendar days' written notice of the termination to the other party. Upon commencement of construction, and thereafter, that parties agree that termination of this agreement will result in a rescission or extinguishment of any easements existing at the time (or release of the promise to execute and record easements). In the event that this MOU cannot be performed because of acts of God, strikes, labor disputes or other forces over which the parties have no control, both parties shall be excused from their obligations herein.
5. This MOU may be amended or modified only by written agreement of all parties hereto.

By:

By:

President Bel Marin Keys
Community Services District

President, The Gardens
Homeowners Association

Date

Date

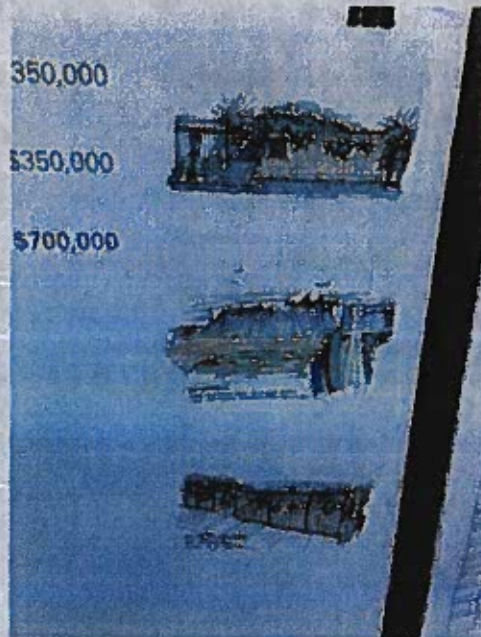
South Lagoon Dock(s)

- Safe and equitable access to the lagoon in our backyard
- Non-motorized boat dock(s) / swim platform(s)
 - No mooring
 - Launching of kayaks and SUPs
 - Getting in and out of the water to swim

Proposed location(s)

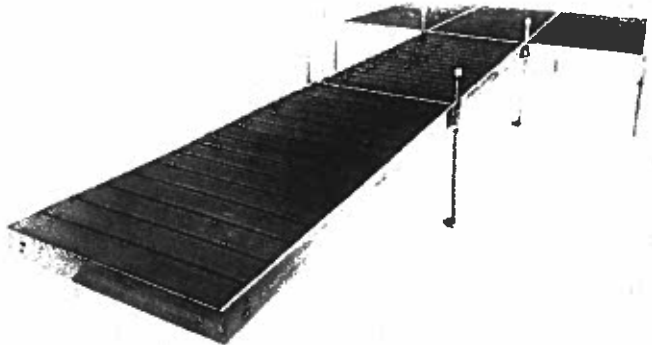
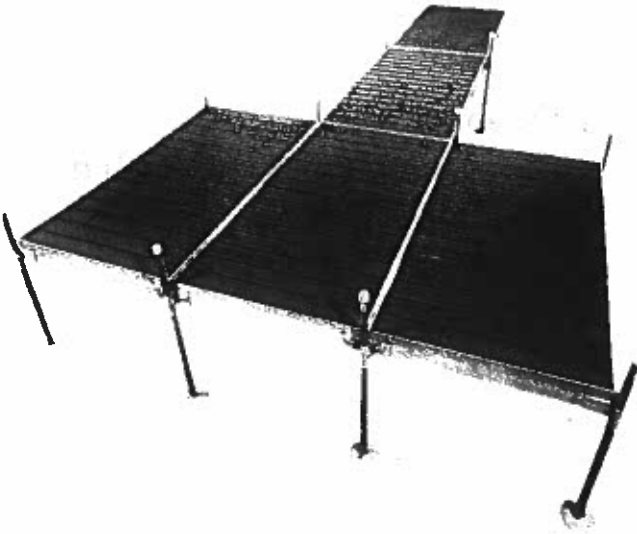


CSD Rendering



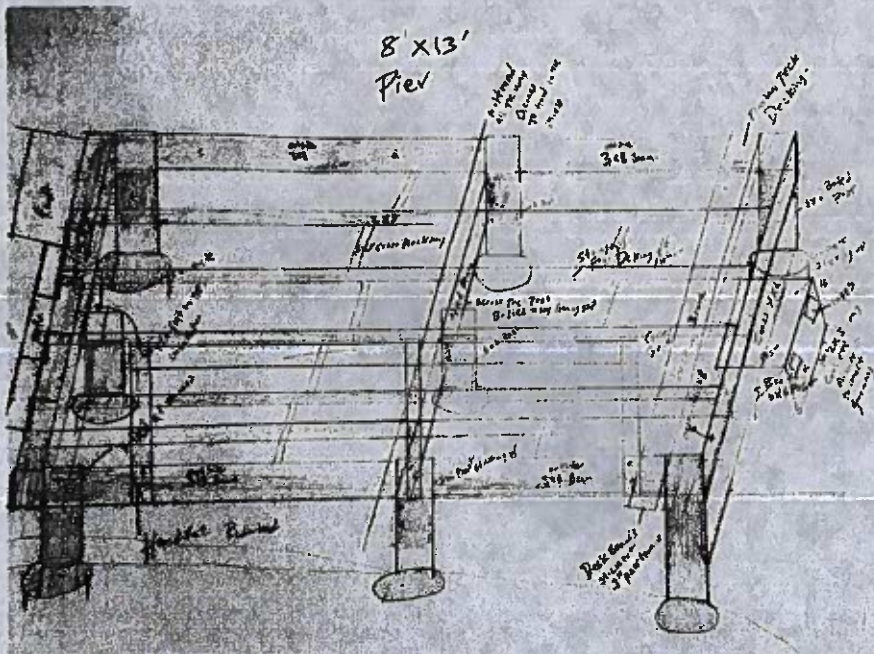
(2) 10/15/2010 10:10:00

Tommy Docks



00023

Current Schematic: Pier

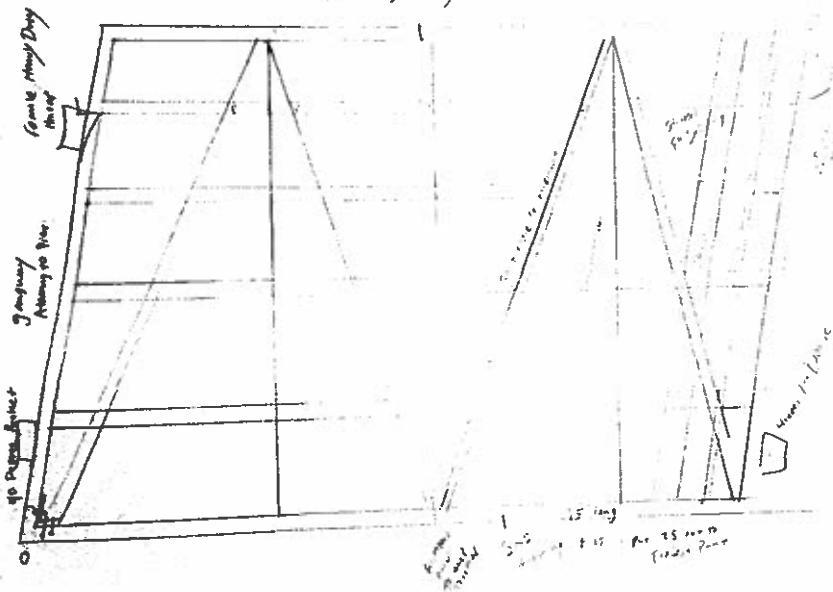


Next steps

- a) Reduce footprint to fit within easement
- b) Move to CAD drawings

Gangway

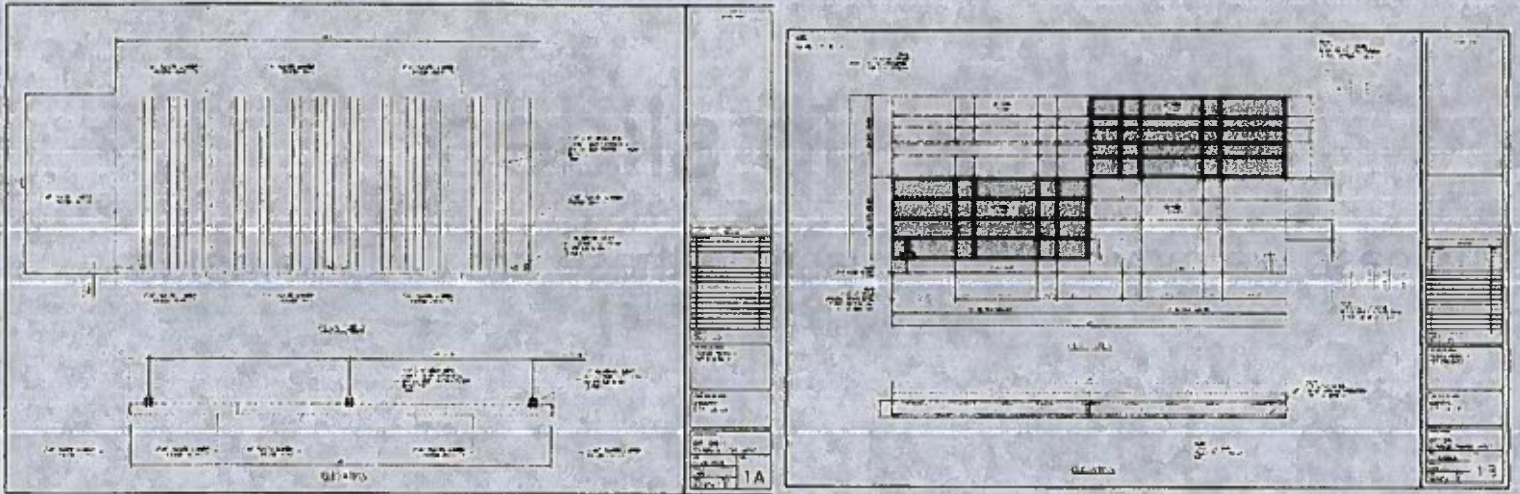
4x15 gangway



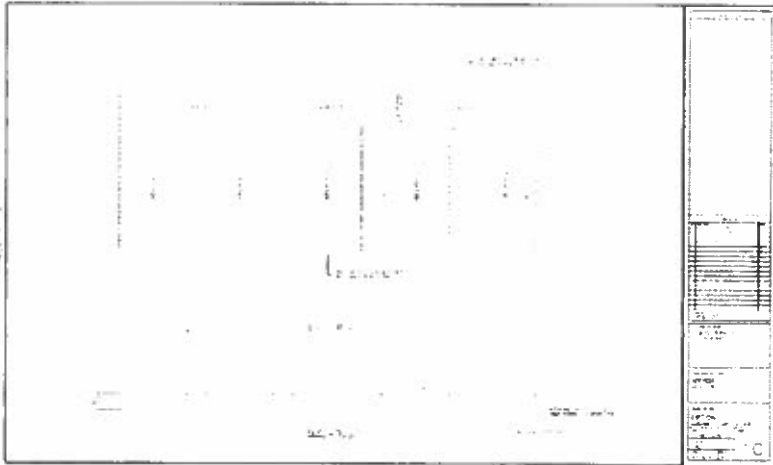
Back-up slides

In case we move into discussion - these are CAD samples
(not correct scale)

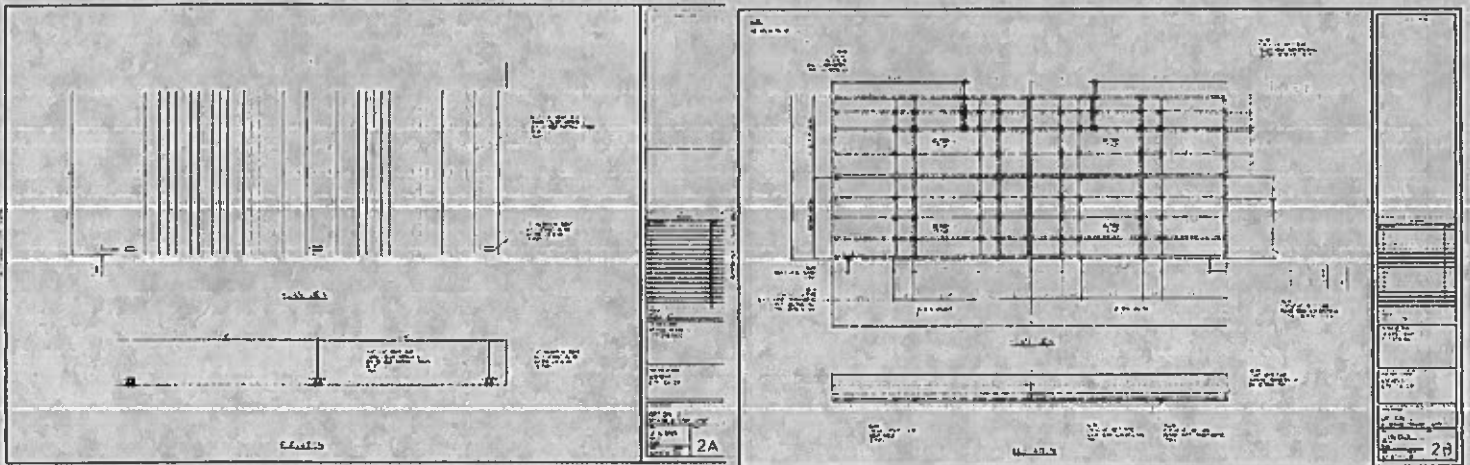
CAD drawings: option 1 (aluminum)



Option 1 contd



Option 2



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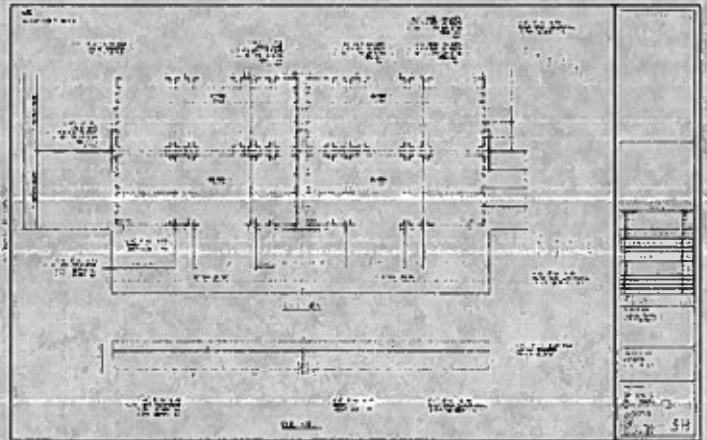
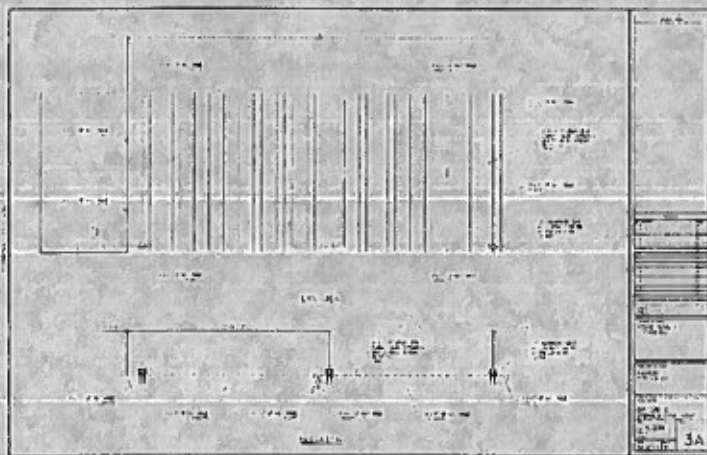
Option 2 contd



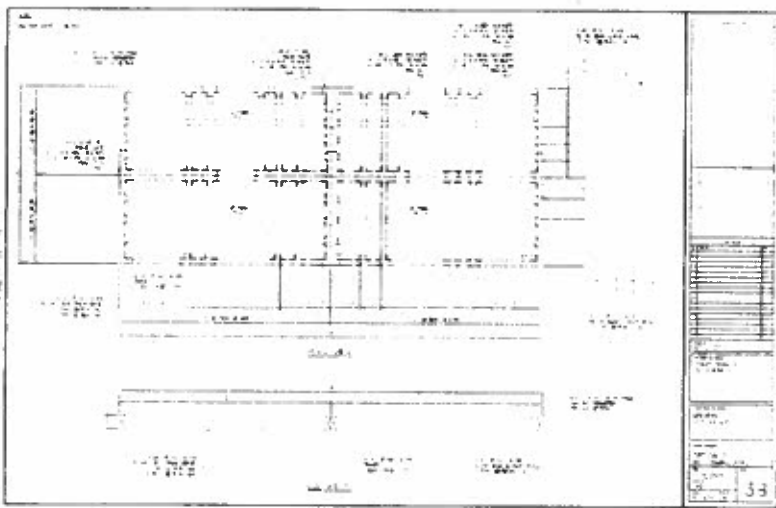
© 1993 by [illegible]

© 1993 by [illegible]

Option 3



Option 3 contd





Bel Marin Keys Community Services District

BEL MARIN KEYS COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2025 -01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEL MARIN KEYS COMMUNITY SERVICES DISTRICT MODIFYING AUTHORIZED SIGNERS TO ACCOMMODATE BANK OF MARIN ACCOUNT CHANGES

WHEREAS, for the efficient and economical operation of the District, to accommodate changes of BMKCSD bank accounts, situated at Bank of Marin;

WHEREAS, it may be necessary to transfer funds, pay bills, invoices, and warrants, by means of telephonic, electronic, oral, or written instructions; and

WHEREAS, it may be necessary from time to time to modify authorized signers on these accounts.

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Board of Directors of the Bel Marin Keys Community Services District, does hereby determine:

1. The above recitals are true and correct.
2. Special accounts have been established for specific purposes: Operations, Measure A (Parks and Open Space), Measure D (Waterways-related), Measure G (Oversight).
3. When obligations are due for payment and there are sufficient funds in the account so designated to pay such obligations, the District Manager may cause payment thereof to be made from these accounts, and transfer funds between accounts to ensure sufficient funds.
4. It is necessary to change authorized signers for the inclusion of new accounts. Said changes shall be made accordingly;

Vince Lattanzio, President of the Board of Directors
Steve Nash, Vice – President of the Board of Directors
Lisa Lue, District Manager
Removal of Christopher Fehring, Director at Large

5. Check endorsements from all accounts shall be made upon the signature of any two authorized signers.
6. Further, said accounts shall be governed by the bank's bylaws, the national banking laws, the laws of the State of California, all future amendments thereto, and by all rules and practices as to interest and activity charges of said bank.

PASSED, ADOPTED and APPROVED this 20th day of February 2025, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

IT IS SO ORDERED.

Vince Lattanzio, President Board of Directors

Attest: _____

Lisa Lue
Clerk of the Board

CERTIFICATION

I, Lisa Lue, Board Clerk of the Bel Marin Keys Community Services District, Novato, California, hereby certify that the foregoing Resolution No. 25-01 is a full, correct and true copy of the Resolution passed by the Board of Directors of Bel Marin Keys Community Services District, Novato, California, at a regular meeting held on the 20th of February, 2025, and I further certify that said Resolution is in full force and effect.

Lisa Lue, Clerk of the Board

Lisa Lue

From: Lisa Lue
Sent: Wednesday, February 12, 2025 2:10 PM
To: Mercy Angelopulos
Cc: Steve Nash
Subject: RE: Check for \$7410.00

Mercy,
This check was supposed to be written to JDH Corrosion for Nav Lock gates survey.

On April 25, 2024 JDH Corrosion reached out to me regarding an outstanding invoice for \$7,410. I found a check number 10079 for that amount with the bottom check stub in the file and called to see if they had received it.

Dalia stated after more review, the check should be for \$7,500. I asked Mike about it and he said he would take care of it. The bottom check stub says VOID across it. The check was dated February 21, 2024 with project # 2022394, which is strange because the invoice is dated April 3, 2024. Another check was written to JDH Corrosion for \$7,500.00 on April 29, 2024.

I only found out about this check when the bookkeeper asked for a W-9 for Jessica Donald. I could not find any record of this person. I searched further and found the check and requested the front and back from the bank. There is a home address for Jessica Donald, and I sent to her a W-9 form. I searched google for this person and could not find a match.

Thank you,
Lisa

Lisa Lue
District Manager
Bel Marin Keys Community Services District
4 Montego Key
Novato, CA 94949
415-883-4222
cell: 415-996-3907
email: lluebmksd.us

00036



INVOICE

Invoice Date: 4/3/23

Total Amount: \$7,500.00

Number: 10079

Client Number: None

Terms: Net 30

JDH Project Number: 2022394

Marin Keys Comm. Services District
Montego Key
Novato, CA 94949

Corrosion Engineering Services
OP Navigational Lock Steel Bulkhead
Gates Survey

Invoice Summary

Description	Total Budget	Prior Billing (\$)	This Invoice (\$)
OP NAVIGATIONAL LOCK STEEL BULKHEAD & GATES SURVEY	\$7,500.00	--	\$7,500.00
BUDGET TOTALS	\$7,500.00	--	\$7,500.00

Source	Team Role
Professional Fees	
I. Howard, Jr.	Principal Corrosion Engineer
Mohammed Ali	Senior Corrosion Engineer
William Howard	Corrosion Design Technician

TOTAL AMOUNT DUE \$7,500.00

MARIN KEYS COMMUNITY SERVICES DIST.

5080

04/29/2024

JDH Corrosion

Corrosion Consultants

7,500.00

00037

Measure D Checking - 7609

Corrosion Consultants - Inv 1079

7,500.00





INVOICE

Bel Marin Keys Comm. Services District
4 Montego Key
Novato, CA 94949

Corrosion Engineering Services
CP Navigational Lock Steel Bulkhead
& Gates Survey

Invoice Date: 4/3/23
Total Amount: \$7,410.00
Number: 10079
Client Number: None
Terms: Net 30
JDH Project Number: 2022394

Invoice Summary

Description	Total Budget	Prior Billing (\$)	This Invoice (\$)
CP NAVIGATIONAL LOCK STEEL BULKHEAD & GATES SURVEY	\$7,500.00	--	\$7,410.00
BUDGET TOTALS	\$7,500.00	--	\$7,410.00

Source	Team Role	Code	Task Type	Hrs / Qnt	Rate	Amount
Professional Fees						
J. Howard Jr.	Principal Corrosion Engineer	Labor Hours	Report	4.00	\$240.00	\$960.00
J. Howard Jr.	Principal Corrosion Engineer	Labor Hours	Field Work	8.00	\$240.00	\$1,920.00
Mohammed Ali	Senior Corrosion Engineer	Labor Hours	Field Work	8.00	\$225.00	\$1,800.00
BEL MARIN KEYS COMMUNITY SERVICES DIST.				2.00	\$225.00	\$1,800.00

02/21/2024

JDH Corrosion

5066

Corrosion consultations - Proj #2022394

7,410.00

VOID

00038

Pressure D Checking - 7609

7,410.00

USE WITH 91663 ENVELOPE

Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

3105035200





Bel Marin Keys Community Services District

January 30, 2025

Jessica Donald
2032 W. Rumble Rd.
Modesto, CA 95350

RE: Check # 5066 written on February 21, 2024

Dear Jessica,

A check was issued to you on February 21, 2024, and cashed.

Please complete the W-9 taxpayer form and return it to me for a 1099 issuance.

If you have any questions, please contact me.

Thank you very much.

Lisa Lue
Interim District Manager

00039

04000

WARNING! THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

5066

BEL MARIN KEYS

COMMUNITY SERVICES DISTRICT

4 MONTEGO KEY

NOVATO, CA 94949

(415) 883-4222



Bank of Marin

217 Bank Center Drive

San Francisco, CA 94111

90.4187/1211

02/21/2024

S 7,410.00

Seven thousand four hundred ten and 00/100 DOLLARS

PAY TO THE ORDER OF

Jessica Donald

MEMO

Jessica Donald
2032 W Rumble Rd
Modesto, CA 95350

[Signature]

⑆0050566⑆ ⑆12114187⑆ ⑆04307609⑆

Date: 02/26/2024 Account: 4307609 Amount: \$7,410.00 Serial: 5066 HostTranCode: 481 TranCode: 0 TR: 121141877 Sequence: 3161094600 OnUs: Y CaptureSite: 004 Run: 0001 CaptureSequence: 0000000000000000

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- MICRO PRINT
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Check

online banking mobile

Who is this

Payee

Jessica Donald

Mailing address

Jessica Donald

Bank Account

1020 Measure D Checking 7609

Payment date

02/26/2024

Check no.

Print later

Balance \$23,440.36

\$7,410.00

AMOUNT

11000
00041

Give feedback



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Category details

#	CATEGORY	DESCRIPTION	AMOUNT	BILLABLE	MARKUP %	CUSTOMER
1		710 / Main IMAGI CHLC K #5066	\$7,410.00			

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More

For public meetings, **Zoom is generally considered better than Teams** because it's easier for external participants to join without needing a dedicated Microsoft account, making it more accessible to a wider audience and providing a smoother experience for guests joining from outside your organization; while Teams is typically better suited for internal meetings within a company already using Microsoft products.

Key points to consider:

- **Ease of access:** Anyone can join a Zoom meeting with just a link, while joining a Teams meeting might require a Microsoft account for full functionality.
- **Integration with other platforms:** Zoom integrates well with various external tools and platforms, making it a flexible choice for public events.
- **Focus on video conferencing:** Zoom primarily functions as a video conferencing tool, while Teams is a more comprehensive collaboration platform with features like file sharing and chat, which may be less relevant for public meetings.

When to use Teams for public meetings:

- If you want to leverage the full suite of Microsoft productivity tools during the meeting.
- If most attendees are already within your organization and have Microsoft accounts.

<https://zapier.com/blog/zoom-vs-teams/>
<https://www.timedoctor.com/blog/microsoft-teams-vs-zoom/>
<https://iathen.com/blog/microsoft-teams-vs-zoom/>
<https://www.zoom.com/en/compare/zoom-vs-microsoft-teams/>
<https://tqvt.net/microsoft-teams-vs-zoom/>

Zoom is better for external meetings; Teams is better for internal meetings

It's beyond easy for external participants to join a Zoom meeting from anywhere on any device—all you need is a link. This makes it a great option if you host a lot of meetings, large or small, with people outside your organization. The frictionless experience for the people you're inviting to chat will be a win for both of you.

With Teams, there are some chat features that don't work when you're communicating with someone outside of your organization. Same goes for meeting features too—you get a stripped-down version of the navigation menu for external calls.

You need the Teams app to access a meeting on your phone or tablet, and you need to be on Microsoft Edge or Chrome to join via the web. It's not the end of the world, but it's a little more restrictive.

Zoom is also much stronger when it comes to using video conferencing for marketing and business growth. The ability to stream meetings to social media is available on the basic Zoom meeting package—that's indicative of where Zoom's strengths lie. It even has a whole separate package just for running webinars and events. While webinar hosting is available on Teams Business Standard it's more of a side option. The focus of Teams is internal and isn't meant to attract a new audience.

Zoom copes better with larger remote meetings and slow internet

Both Zoom and Teams are powerful video conferencing software, and on paper, they're neck and neck when it comes to video resolution (both offer HD resolution of 1080p at 30fps, if that means anything to you).

But it's pretty well understood that Zoom tends to be better at coping with larger meetings, and at keeping people on the call even if they have a bad internet connection. And it makes sense: Zoom is primarily a video conferencing tool, so its streaming quality is naturally going to be better. Teams is juggling a load of other collaboration features, which means making sacrifices—though minor—where video quality or connection are concerned.

This is also probably why Zoom allows for up to 1,000 participants with the large meeting add-on whereas participant capacity on Teams is capped at 300 unless you're on the most expensive enterprise package.

Zoom also has a *Focus mode* feature that allows meeting organizers to choose whose videos appear during larger meetings to streamline what attendees can see on-screen and also preserve video quality. We actually used to switch over to Zoom from Teams whenever we had all-company updates because Teams couldn't cope so well with the large group.

RECOMMENDATION: ZOOM PRO - \$159.96 annually | \$15.99 monthly

Microsoft 365 Business Standard - \$150 annually

Meet Zoom AI Companion! Draft messages, take notes, summarize meetings, and more with your smart AI assistant. [Learn More](#)

Basic	Pro	Business (10 Users Minimum)
Free	\$13.33/month (1 user)	\$18.32/month (10 users)
Sign Up	Buy Now	Buy Now
<ul style="list-style-type: none">✓ Meetings✓ 100 Participants✓ Team Chat✓ Clips Basic✓ Mail and Calendar✓ Docs Basic✓ Notes✓ Whiteboard Basic	<p>Everything in Basic, and:</p> <ul style="list-style-type: none">✓ Meetings✓ 100 Participants✓ AI Companion✓ Cloud Storage✓ Docs✓ Clips Plus✓ Mail and Calendar✓ Essential Apps	<p>Everything in Pro, and:</p> <ul style="list-style-type: none">✓ 300 Participants✓ Whiteboard✓ Scheduler✓ Extra
	BUNDLE & SAVE Add Zoom Phone with Pro Plus	BUNDLE & SAVE Add Zoom Phone with Business Plus

Are special district boards required to video or audio record their open meetings?

No, the Board of Directors is not required to record their open meetings, although nothing forbids them from doing so. Recording meetings furthers the intent of the Brown Act to bring more openness and transparency to proceedings. However, it is important to note that recordings are considered public documents subject to disclosure under the Public Records Act. Any inspection of a video or tape recording shall be provided without charge on a video or tape player made available by the local agency. Copies of the recording may be made for a reasonable charge.

Source: Government Code section 54953.5(b)

SEE ATTACHMENTS - "DISTRICT TRANSPARENCY CERTIFICATE OF EXCELLENCE CHECKLIST" & "GOOD GOVERNANCE CHECKLIST: GOOD & BETTER PRACTICES"

If board members are not able to attend in person, may board members participate and vote via teleconference?

Yes, holding a teleconference is permitted, so long as the meetings are held to the same Brown Act provisions as a non-teleconference meeting. Any vote taken must be done by roll-call. The district shall post agendas at all teleconference locations and conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency. Each teleconference location shall be identified in the notice and agenda of the meeting or proceeding, and each teleconference location shall be accessible to the public. During the teleconference, at least a quorum of the members of the legislative body shall participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction. The agenda shall provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3 at each teleconference location. Recent legislation has made remote teleconferencing more accessible for districts – see CSDA's AB 361 Implementation Guide for more.

Source: Government Code Section 54953

Rate Summary

Carolyn Ortler Tsai	7.00 hours at \$271.00/hr	1,897.00
Total hours:	<u>7.00</u>	

Total Current Billing:	\$1,897.00
Total Payments:	\$0.00
Total Now Due:	<u>\$1,897.00</u>

320

00046

Indian Wells
(760) 568-2611
Irvine
(949) 263-2600
Los Angeles
(213) 617-8100
Bend, OR
(541) 382-3011



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Walnut Creek
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Washington DC
(202) 785-0600

MICHAEL GADOUA
BEL MARIN KEYS COMMUNITY SERVICES DISTRICT
4 MONTEGO KEY
NOVATO, CA 94949

November 5, 2024
1010763
JOSHUA NELSON
Page 1

INVOICE SUMMARY

For Professional Services Rendered Through October 31, 2024

Matter = 83982 00001
GENERAL

Current Fees:	\$	<u>632.50</u>
Total Current Billings For This Matter:	\$	<u>632.50</u>

00047

Invoice Due and Payable Upon Receipt

<u>Date</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
10/03/24	REVIEW EDITS TO MONITOR AGR. EMAIL MS. LUE RE SAME Partner: JOSHUA NELSON	0.30	82.50
10/08/24	EMAIL MS. LUE RE WAIVERS FOR FACILITY MEETINGS Partner: JOSHUA NELSON	0.20	55.00
10/16/24	REVIEW AND EVALUATE E-MAIL INQUIRY FROM MS. LUE REGARDING CONTRACTOR/EMPLOYEE MATTER. PROVIDE INPUT AND RECOMMENDATION REGARDING SAME Partner: LAURA J. FOWLER	0.80	220.00
10/18/24	REVIEW AND EVALUATE MISCLASSIFICATION OF INDEPENDENT CONTRACTORS. CONDUCT BRIEF LEGAL RESEARCH. SUMMARIZE INFORMATION REGARDING ISSUE AND PROVIDE TO MS. LUE FOR REVIEW Partner: LAURA J. FOWLER	1.00	275.00

Summary of Fees:

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate/Hr</u>	<u>Amount</u>
JOSHUA NELSON	Partner	0.50	275.00	137.50
LAURA J. FOWLER	Partner	1.80	275.00	495.00
	Total Hours:	2.30		
	Total Fees for Professional Services:		\$	632.50
	Total Current Billings For This Matter:		\$	632.50

00048

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Walnut Creek
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Washington DC
(202) 785-0600

MICHAEL GADOUA
BEL MARIN KEYS COMMUNITY SERVICES DISTRICT
4 MONTEGO KEY
NOVATO, CA 94949

September 5, 2024
1005103
JOSHUA NELSON
Page 1

INVOICE SUMMARY

For Professional Services Rendered Through August 31, 2024

Matter # 83982.00001

GENERAL

Current Fees:	\$	110.00
Total Current Billings For This Matter:	\$	<u>110.00</u>

Invoice Due and Payable Upon Receipt

00049

<u>Date</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
08/29/24	T/CONF W/ MS. LUE RE WAIVER QUESTION	0.20	55.00
Partner: JOSHUA NELSON			

08/30/24	REVIEW WAVIERS FOR CONTRACTORS; EMAIL MS. LUE RE SAME	0.20	55.00
Partner: JOSHUA NELSON			

Summary of Fees:

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate/Hr</u>	<u>Amount</u>
JOSHUA NELSON	Partner	0.40	275.00	110.00
		Total Hours:	0.40	

Total Fees for Professional Services: \$ 110.00
Total Current Billings For This Matter: \$ 110.00

00050

<u>Date</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
09/22/24	EMAILS W/ MS. LUE RE CONTRACTOR ISSUE; DRAFT AND REVISE FACILITY USE AGR	0.40	110.00
	Partner: JOSHUA NELSON		
09/28/24	REVISE CLUB LICENSE AGREEMENT; EMAILS RE SAME	0.20	55.00
	Partner: JOSHUA NELSON		

Summary of Fees:

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate/Hr</u>	<u>Amount</u>
JOSHUA NELSON	Partner	0.60	275.00	165.00
	Total Hours:	0.60		
	Total Fees for Professional Services:		\$	165.00
	Total Current Billings For This Matter:		\$	165.00



Bel Marin Keys Community Services District

BEL MARIN KEYS COMMUNITY SERVICES DISTRICT RESOLUTION NO. 2025-02

RESOLUTION TO DISOLVE THE PETTY CASH FUND FOR BEL MARIN KEYS COMMUNITY SERVICE DISTRICT

WHEREAS, Bel Marin Keys Community Services District has determined that the existing petty cash fund is no longer necessary for day-to-day operations.

WHEREAS, Bel Marin Keys Community Services District no longer has a need for a petty cash fund.

WHEREAS, Bel Marin Keys Community Services District Manager and Waterways Manager have district issued credit cards and/or spending accounts on file at select vendors.

NOW THEREFORE, BE RESOLVED that the petty cash fund is hereby dissolved, with a current balance of \$255.11:

- The District Manager shall collect all remaining cash from the petty cash envelope and deposit it into Bel Marin Keys Community Services District general operating account.
- The District Manager shall record a QuickBooks entry to reflect the closure of the petty cash fund account.

PASSED, ADOPTED and APPROVED this 20th day of February 2025, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

IT IS SO ORDERED.

Vince Lattanzio, President Board of Directors

Attest: _____

Lisa Lue
Clerk of the Board

00052

CERTIFICATION

I, Lisa Lue, Board Clerk of the Bel Marin Keys Community Services District, Novato, California, hereby certify that the foregoing Resolution No. 25-02 is a full, correct and true copy of the Resolution passed by the Board of Directors of Bel Marin Keys Community Services District, Novato, California, at a regular meeting held on the 20th of February, 2025, and I further certify that said Resolution is in full force and effect.

Lisa Lue, Clerk of the Board

Bel Marin Keys Community Services District
Accounting Policies and Procedures Manual

00054