

Meeting Agenda

Board of Directors of 375 Beale Condominium Corporation

Monday, June 9, 2025

3:00 PM

Temazcal Conference Room - 1st Floor

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Temazcal Conference Room (1st Floor). In-person attendees must adhere to posted public health protocols while in the building. The meeting webcast will be available at <https://mtc.ca.gov/whats-happening/meetings/live-webcasts>. Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial *9. When called upon, unmute yourself or dial *6. In order to get the full Zoom experience, please make sure your application is up to date.

Attendee Link: <https://bayareametro.zoom.us/j/82934589938>

iPhone One-Tap: US:

+16694449171,,82934589938# US

+16699006833,,82934589938# US (San Jose)

Join by Telephone (for higher quality, dial a number based on your current location) US:

888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 829 3458 9938

International numbers available: <https://bayareametro.zoom.us/j/82934589938>

Detailed instructions on participating via Zoom are available at:

<https://bayareametro.zoom.us/j/82934589938>

<https://mtc.ca.gov/how-provide-public-comment-board-meeting-zoom>

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the (business) day before the scheduled meeting date. Please include the committee or board meeting name and agenda item number in the subject line. All comments received will be submitted into the record.

Clerk: Kimberly Ward

Roster

Dr. Philip Fine, Andrew B. Fremier, Nick Roethel, Vacant

1. Call Meeting to Order / Roll Call / Confirm Quorum

Four directors are named in the Articles of Incorporation. The presence of three will constitute a quorum.

2. Consent Calendar

- 2a. [25-0655](#) Approval of Minutes of the June 4, 2024 meeting

The Board will be asked to approve the minutes of the June 4, 2024 375 Beale Condominium Corporation Board meeting.

Action: Board Approval

Attachments: [2a 25-0655 June 4 2024 Beale Condo Minutes Draft.pdf](#)

3. Board Approval

- 3a. [25-0656](#) Appointment of Board Officer:

The Board will be asked to appoint Jane Elias, Section Director of Energy Programs, as the new Association of Bay Area Governments (ABAG) Appointee

Action: Board Approval

- 3b. [25-0657](#) FY 2023-24 375 Beale Condominium Corporation Audit Results and Required Communications

The Board will receive a presentation on the FY 2023-24 audited financial reports and required communications from staff and Kathy Lai, Lead Engagement Partner from the external audit firm, Crowe LLP. Staff requests Board acceptance of the audited financial reports for FY 2023-24.

Action: Board Acceptance

Presenter: Grace Martinez, MTC, and Joseph Widjaja, Senior Manager with Crowe LLP

Attachments: [3b 25-0657 1 FY 2024 375 Beale Condo Corp Audit Summary Sheet.pdf](#)
[3b 25-0657 2 Presentation Crowe 2024 Audit.pdf](#)
[3b 25-0657 3 Presentation FY2024 375 Beale Fin.pdf](#)
[3b 25-0657 4 375 Beale Audit Report FY24-FINAL.pdf](#)

- 3c. [25-0750](#) 375 Beale Condominium Corporation Fiscal Year (FY) 2025-26 Operating Budget and Assessments

A request that the Board approve the FY 2025-26 Operating Budget and the common area and shared services operation assessments.

Action: Board Approval

Presenter: Ilesha Spencer

Attachments: [3c 25-0750 1 Summary 375 Beale Condo Corp Budget FY 2025-26 .pdf](#)
[3c 25-0750 2 Attachment A 375 Beale Condo .pdf](#)
[3c 25-0750 3 Attachment B FY2025-26 Budget Present .pdf](#)

4. Board Information

- 4a. [25-0658](#) Building Operations and Projects Report:

Provide Board with information on Building Operations and Projects (including Property Management Services, Activities, and Safety and Security)

Action: Information

Presenter: DeNise Blake

Attachments: [4a 25-0658 1 June2025 Building Operations and Projects Report.pdf](#)
[4a 25-0658 2 Attach A BAMC Visitors Parking & Other Bldg Info.pdf](#)
[4a 25-0658 3 Attach B Room Reservations.pdf](#)

5. Public Comment / Other Business

*Zoom participants wishing to speak should use the "raise hand" feature or dial *9. When called upon, unmute yourself or dial *6.*

6. Adjournment / Next Meeting

The next meeting of the Board of Directors of 375 Beale Condominium Corporation is scheduled to be held on a date and time to be duly noticed.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Título VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.