

Meeting Minutes

Board of Directors of 375 Beale Condominium Corporation

Monday, June 9, 2025

3:00 PM

Temazcal Conference Room - 1st Floor

Roster

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

Board Member Fine called the meeting to order at 3:00 p.m. and Board Member Elias will not be included in votes until after her appointment in agenda item 3a.

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

Present: 4 - Board Member Elias, Board Member Fine, Board Member Fremier, and Board Member Roethel

2. Consent Calendar

Upon the motion by Board Member Fremier and seconded by Board Member Roethel, the Board approved the Consent Calendar by the following vote:

Aye: 3 - Board Member Fine, Board Member Fremier and Board Member Roethel

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

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

Upon the motion by Board Member Fremier and seconded by Board Member Roethel, the Board approved the appointment of Jane Elias as the new ABAG appointee and Board Member Elias was acknowledged as present for the meeting. The motion carried by the following vote:

Aye: 3 - Board Member Fine, Board Member Fremier and Board Member Roethel

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

Upon the motion by Board Member Fremier and seconded by Board Member Roethel, the Board unanimously accepted the FY 2023-24 375 Beale Condominium Corporation Audit Results and Required Communications. The motion carried by the following vote:

Aye: 4 - Board Member Elias, Board Member Fine, Board Member Fremier and Board Member Roethel

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: Iesha Spencer

Upon the motion by Board Member Elias and seconded by Board Member Roethel, the Board unanimously adopted the 375 Beale Condominium Corporation 2025-26 Operating Budget and Assessments. The motion carried by the following vote:

Aye: 4 - Board Member Elias, Board Member Fine, Board Member Fremier and Board Member Roethel

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

The Board received the Building Operations and Projects Report as presented by DeNise Blake.

5. Public Comment / Other Business

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.