



Bay Isle Pointe
Homeowners' Association
3195 Mecartney Road
Alameda, CA 94502
T 510-865-3363 F 510-522-1436

**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, APRIL 21, 2026 – 6:30 PM**

IN-PERSON
COMMUNITY CENTER
3195 Mecartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/ssoogian>

Telephone: +1 (650) 419 1505

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

- | | <u>ACTION</u> |
|---|------------------------|
| 1. CALL TO ORDER | Verbal |
| 2. BOARD ROLE & RESPONSIBILITY
A. Fiduciary Duties
B. Board Introductions | Verbal |
| 3. APPROVAL OF AGENDA | Discuss/Vote |
| 4. COMMUNITY REPORT
A. CHBIOA Reports
B. CHBIOA Minutes <ul style="list-style-type: none">• March 5, 2026 – Emergency• February 25, 2026• December 10, 2025 | Discuss/Review |
| 5. HOMEOWNERS/GUEST OPEN FORUM | Verbal (3 min per H/o) |
| 6. APPROVAL OF MINUTES
A. Regular Minutes <ul style="list-style-type: none">• March 17, 2026 – Organizational• February 17, 2026 B. Annual Minutes <ul style="list-style-type: none">• March 17, 2026 | Discuss/Vote |
| 7. FINANCIAL MATTERS
A. Monthly Financials <ul style="list-style-type: none">• March 31, 2026<ul style="list-style-type: none">○ Financial Report – 2026 March• February 28, 2026• January 31, 2026 B. Financial Review Draft | Discuss/Accept |

8. MAINTENANCE MATTERS

- A. Maintenance Report Review/Discuss
- B. Electrical Box Project – Update Discuss/ Vote
 - Concrete Bases Proposals Meter #3
- C. Steuben Bay Curb Ramp Discuss/Vote

9. LANDSCAPE MATTER

- A. Landscape Report
 - Terra Monthly Activity Report
 - EBMUD Email & Reports
- B. **Landscape Proposals Terra Discuss/Vote**
 - Sea Bridge Park – Update Irrigation (Terra; 4159)
 - Puddingston (Sable Pointe) at Robert Davey – Renovate Planter (Terra; 4255)
 - **Manager Approved Discuss/Review**
 - Behind 31 Coleport – Sod Installation (Terra; 4640)
 - Behind 15 Sea Bridge – Install Mulch (Terra; 4641)
 - IFO 45 Moss Pointe – Install Mulch (Terra; 4642)
 - BIP Entrance – Valve Replacement (Terra; 4893)
 - 26 Beaufort – Plant Install (Terra; 5050)
 - 22 Stone Harbor – Valve Replacement (Terra; 5180)
 - 46 Steuben Bay – Valve Replacement (Terra; 5246)
 - Walkway next to Steuben – Tree Replacement (Terra; 3844)
 - Tree Care Services – (Tree Sculpture; 9076)

10. ARCHITECTURAL MATTERS

- A. Architectural Report Review/Discuss

11. MANAGER’S REPORT

- A. Managers Update Verbal

12. NEW BUSINESS

- A. Crime Report – Flock Information Discuss/Vote

13. OLD BUSINESS

- A. CC&R Revisions - Update Discuss/Vote

14. EXECUTIVE SESSION- Closed Session

- A. Violation Report Review/Discuss

15. ADJOURN/NEXT MEETING DATES:

- Discuss/Vote
- Next Board of Directors meeting, May 19/20, 2026, starts at 6:30 pm

“Directors of nonprofit corporations such as the Association are fiduciaries who are required to exercise their powers in accordance with the duties imposed by the Corporations Code...This fiduciary relationship is governed by the statutory standard that requires directors to exercise due care and undivided loyalty for the interests of the corporation.” (<https://www.davis-stirling.com/HOME/F/Fiduciary-Duties-of-California-HOA-Directors>)