



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, MAY 19, 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 | Verbal |
| 3. APPROVAL OF AGENDA | Discuss/Vote |
| 4. COMMUNITY REPORT
A. CHBIOA Reports | Discuss/Review |
| 5. HOMEOWNERS/GUEST OPEN FORUM | Verbal (3 min per H/o) |
| 6. APPROVAL OF MINUTES
A. Regular Minutes
April 21, 2026 | Discuss/Vote |
| 7. FINANCIAL MATTERS
A. Monthly Financials
• April 30, 2026
○ Financial Report – 2026 April | Discuss/Accept |
| 8. MAINTENANCE MATTERS
A. Maintenance Report
B. Electrical Box Project – Update
C. Steuben Bay Curb Ramp - Update
• Email from Insurance
• Rose Paving Proposal
D. Sea Bridge & Stone Harbor Tot Lot
E. 2 Avondale Fence | Review/Discuss
Discuss/ Vote
Discuss/Vote

Discuss
Discuss |
| 9. LANDSCAPE MATTER
A. Landscape Report
• Terra Monthly Activity Report | |

BIP BOD meeting 05.19.2026

- EBMUD Email & Reports

B. Landscape Proposals Terra

Discuss/Vote

- Tree Care Services – Deep Root Fertilization (Tree Sculpture; 0736)
- Sea Bridge Curb Strips

• **Manager Approved**

Discuss/Review

- 29 Wellfleet – Plant Installment (Terra; 5808)
- Park Entrance at 6 Sand Harbor – Plant Installment (Terra; 5809)
- Behind 38 Stone Harbor – Plant Replacement (Terra; 5810)
- Tree Care Services – Corrective Pruning (Tree Sculpture; 0687)

10. ARCHITECTURAL MATTERS

A. Architectural Report

Review/Discuss

B. Referred Architectural Application

- 3 Oyster Shoals – Non-Standard Paint

11. MANAGER’S REPORT

A. Managers Update

Verbal

12. OLD BUSINESS

A. CC&R Revisions - Update

Discuss/Vote

13. EXECUTIVE SESSION- Closed Session

A. Violation Report

Review/Discuss.

B. CC&R Revisions - Update

Discuss/Vote

- Review CC&R Analysis & Options

14. ADJOURN/NEXT MEETING DATES:

Discuss/Vote

Next Board of Directors meeting, June 16, 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>)