



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, JUNE 23, 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 <ul style="list-style-type: none">• Email• Sea Level Rise Adaptation Planning Presentation | 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">• May 19, 2026 B. Executive Session Minutes <ul style="list-style-type: none">• May 18, 2026 | Discuss/Vote |
| 7. FINANCIAL MATTERS
A. Monthly Financials <ul style="list-style-type: none">• May 31, 2026<ul style="list-style-type: none">○ Financial Report – 2026 May• April 30, 2026<ul style="list-style-type: none">○ Financial Report – 2026 April | Discuss/Accept |
| 8. MAINTENANCE MATTERS
A. Maintenance Report
B. Electrical Box Project – Update
C. Steuben Bay Curb Ramp - Update <ul style="list-style-type: none">• Email & Drawing of Alternative Plan D. 2 Avondale Fence - Ratify | Review/Discuss
Discuss/ Vote
Discuss/Vote
Discuss/vote |

E. 2 Sable Pointe Fence Replacement Proposal Discuss/Vote

9. LANDSCAPE MATTER

A. Landscape Report

- EBMUD Email & Reports

B. **Landscape Proposals Terra**

Discuss/Vote

- Master Valve & Flow Sensor – 225 Oyster Pond (Terra; 6513)
- **Manager Approved** **Discuss/Review**
 - Revised Behind 38 Stone Harbor – Plant Replacement (Terra; 5810)
 - 225 Oyster Pond – Irrigation Controller Replacement (Terra; 6019)
 - Stonington Park Entrance – Lateral Line Repair (Terra; 6354)
 - Along Sea Bridge Adjacent to 3 Chatham – Clear French Drain (Terra; 6558)

10. ARCHITECTURAL MATTERS

A. Architectural Report

Review/Discuss

B. Referred Architectural Application

- 3 Oyster Shoals – Roof/Skylight

11. MANAGER’S REPORT

A. Managers Update

Verbal

12. OLD BUSINESS

A. CC&R Revisions - Update

Discuss/Vote

- Review CC&R Resolution – Draft

13. CORRESPONDENCE

A. Architecture – Paint House Appeal Response

Discuss/Vote

14. EXECUTIVE SESSION- Closed Session

A. Violation Report

Review/Discuss.

15. ADJOURN/NEXT MEETING DATES:

Discuss/Vote

Next Board of Directors meeting, July 21, 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>)