



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, JULY 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.

ACTION

- | | |
|---|---|
| 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
B. CHBIOA Minutes | Discuss/Review
None |
| 5. HOMEOWNERS/GUEST OPEN FORUM | Verbal (3 min per H/o) |
| 6. APPROVAL OF MINUTES
A. Regular Minutes
• June 23, 2026 | Discuss/Vote |
| 7. FINANCIAL MATTERS
A. Monthly Financials
• June 30, 2026
○ Financial Report – 2026 June | Discuss/Accept

Review/Discuss |
| 8. MAINTENANCE MATTERS
A. Maintenance Report
B. Tot Lot Maintenance Proposals
• Stone Harbor Park
• Sea Bridge Park | None
Discuss/Vote |
| 9. LANDSCAPE MATTER
A. Landscape Report
• Terra Month Activity Report
• EBMUD Email & Reports
B. Landscape Proposals Terra
• Behind 31 Coleport & West Side of Sand Harbor near 29 Wellfleet – Reseed Lawn (Terra; 7134) | Review/Discuss

None
Discuss/Vote |

BIP BOD meeting 07.21.2026

- Behind 29 Sea Bridge Along Walkway – Plant Installation (Terra; 7138)
- **Manager Approved** **Discuss/Review**
 - Wee Walk Path, North Side – Plant Installation (Terra; 6151)
 - Stonington Park Lawn – Valve Replacement (Terra; 6974)
 - Seabridge Park by Bridge – Install Mini Bark (Terra; 6152)
 - Seabridge Park – Tree Installation (Terra; 6154)
 - Lagoon Side of 37 Coleport – Enhancement (Terra; 6155)

10.Architectural Matters

- A. Architectural Report Review/Discuss
- B. Referred Architectural Application Discuss/Vote
 - 7 Oyster Shoals – Roof

11. Manager’s Report

- A. Managers Update Verbal

12. Old Business

- A. CC&R Revisions - Update Review

13. Executive Session- Closed Session

- A. Legal Matters Review/Discuss
- B. Violation Report Review/Discuss

- 14. Adjourn/Next Meeting Dates:** Vote
Next Board of Directors meeting, August 18, 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>)