



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, AUGUST 18, 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
B. CHBIOA Minutes <ul style="list-style-type: none">• May 27, 2026• March 25, 2026 | Discuss/Review
Discuss/Review |
| 5. HOMEOWNERS/GUEST OPEN FORUM <ul style="list-style-type: none">• Curb Street Tree (City) | Verbal (3 min per H/o) |
| 6. APPROVAL OF MINUTES
A. Regular Minutes <ul style="list-style-type: none">• July 21, 2026 | Discuss/Vote |
| 7. FINANCIAL MATTERS
A. Monthly Financials <ul style="list-style-type: none">• July 31, 2026<ul style="list-style-type: none">○ Financial Report – 2026 July
B. Reserve Study Proposal
C. 2027 Budget Committee Appointment | Discuss/Accept

Review/Discuss |
| 8. MAINTENANCE MATTERS
A. Maintenance Report
B. Tot Lot Inspection Proposals
C. Lighting Update | None
Discuss/Vote
Discuss/Vote |

9. LANDSCAPE MATTER

- A. Landscape Report None
- B. Landscape Proposals Terra **Discuss/Vote**
 - Ratify 387 Victoria Bay – Main & Lateral Line Report (Terra; 7370) **Discuss/Review**
 - **Manager Approved**
 - Behind 31 Coleport & West Side of Sand Harbor near 29 Wellfleet – Re-Seed Lawn Areas (Terra; 7134)
 - Behind 29 Sea Bridge – Along Walkway – Plant Installation (Terra; 7138)
 - 49 Chatham – Valve Replacement (Terra; 6855)
 - Stonington Park – Additional Sprinkler Installation (Terra; 7039)
 - Oyster Pond & Avondale – Valve Replacement (Terra; 7780)

10. ARCHITECTURAL MATTERS

- A. Architectural Report Review/Discuss

11. MANAGER’S REPORT

- A. Manager's Update Verbal

12. OLD BUSINESS

- A. CC&R Revisions - Update Verbal

13. EXECUTIVE SESSION- Closed Session

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

14. ADJOURN/NEXT MEETING DATES:

- Vote
Next Board of Directors meeting, September 15, 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>)