



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

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**BOARD OF DIRECTORS MEETING  
AGENDA  
TUESDAY, SEPTEMBER 15, 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.*

- |                                                                                                                                                                                                    | <b><u>ACTION</u></b>                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>1. CALL TO ORDER</b>                                                                                                                                                                            | Verbal                                      |
| <b>2. BOARD ROLE &amp; RESPONSIBILITY</b><br>A. Fiduciary Duties                                                                                                                                   | Verbal                                      |
| <b>3. APPROVAL OF AGENDA</b>                                                                                                                                                                       | Discuss/Vote                                |
| <b>4. COMMUNITY REPORT</b><br>A. CHBIOA Reports<br>B. CHBIOA Minutes <ul style="list-style-type: none"><li>June 24, 2026</li></ul>                                                                 | Verbal<br>Discuss/Review                    |
| <b>5. HOMEOWNERS/GUEST OPEN FORUM</b>                                                                                                                                                              | Verbal (3 min per H/o)                      |
| <b>6. APPROVAL OF MINUTES</b><br>A. Regular Minutes <ul style="list-style-type: none"><li>August 18, 2026</li></ul>                                                                                | Discuss/Vote                                |
| <b>7. FINANCIAL MATTERS</b><br>A. Monthly Financials <ul style="list-style-type: none"><li>August 31, 2026<ul style="list-style-type: none"><li>Financial Report – 2026 August</li></ul></li></ul> | Discuss/Accept<br>Review/Discuss            |
| <b>8. MAINTENANCE MATTERS</b><br>A. Maintenance Report<br>B. Tot Lot Inspection Proposals<br>C. Lighting Update                                                                                    | Verbal/None<br>Discuss/Vote<br>Discuss/Vote |
| <b>9. LANDSCAPE MATTER</b><br>A. Landscape Report <ul style="list-style-type: none"><li>Terra Monthly Activity Report</li><li>EBMUD Email &amp; Reports</li></ul><br>B. Landscape Proposals        | Review/Discuss<br><br>Verbal/None           |

- **Manager Approved**

**Discuss/Review**

- Behind 18 Oyster Shoals – Lateral Line & Valve Replacement (Terra; 7673)
- Behind 31 Coleport Landing – Wire Tracing (Terra; 7831)
- Curb Strip 207/217 Oyster Pond – Plant Installment (Terra; 7839)
- 223 Oyster Pond – Lateral Line & Valve Replacement (Terra; 7840)

**10. ARCHITECTURAL MATTERS**

A. Architectural Report

Review/Discuss

B. Referred Architectural Application

Discuss/Vote

1. 74 Basinside – Fence (Shared)
2. 5 Dresden Bay - Roof
3. 107 Sea Bridge – Artificial Turf
4. 32 Wellfleet Bay – Garage Door Replacement

**11. MANAGER'S REPORT**

A. Manager's Update

Verbal

**12. EXECUTIVE SESSION- Closed Session**

A. Legal Matters

Discuss

B. Violation Report

Review/Discuss

**13. ADJOURN/NEXT MEETING DATES:**

Vote

Next Board of Directors meeting, October 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>)*