



**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS MEETING**

November 21, 2024, at 2:00pm Via Zoom Only

Zoom ID: 885 8656 9122 / PW: 8055

AGENDA

Meeting starts at 2:00pm

Start Recording

- I. CALL TO ORDER
- II. ROLL CALL & CONFIRM QUORUM
- III. ADOPTION OF AGENDA
- IV. HOMEOWNER PRESENTATION (3 Minutes Max Each, for 30 min)
- V. CONSENT AGENDA
 - a. Approval of October 17, 2024, Board Meeting Minutes
 - b. ACC – Accept Draft Minutes of November 5, 2024
 - c. Lakes and Drainage – Accept Minutes of November 4, 2024
 - d. Marina - Accept Minutes of October 22, 2024
 - e. Buildings and Grounds – Accept Minutes of November 7, 2024
 - f. Safety and Security – Accept Minutes of November 4, 2024
 - g. Golf Committee – Accept Minutes of October 1, 2024
 - h. Communications with the Board
 - i. General Manager’s Report
- VI. FINANCIAL REPORTS
- VII. OLD BUSINESS AND VOTING AS NECESSARY
 - a. Elections Tellers Report and Certification of Election
 - b. Nuisance Dog Policy General R&Rs
 - c. Speed Enforcement
- VIII. NEW BUSINESS AND VOTING AS NECESSARY
 - a. Marina Committee Recommended Rule Changes
 - b. Marina Annual Lease Document Changes
 - c. 2025 Fee Schedule
 - d. Committee Member Reups and Resignations
 - e. Finance Committee
 - f. Blaine School Bus Route
 - g. AED Purchase/Training
 - h. Reverse Mortgage Qualification & Covenants Section 7 & 8.j.
- IX. AUTHORIZATIONS AND RESOLUTIONS
 - a. Expense Authorization for Golf Carts
- X. DIRECTORS COMMENTS
 - a. Compliance with the Corporate Transparency Act
- XI. PARKING LOT
 - a. Committee Mission Statements



- b. Ping Pong Club Application
- c. Marina Dock Captains Safety and Compliance Checklist

XII. EXECUTIVE SESSION

- a. Matters Involving Possible Violations of the Governing Documents
- b. Discuss Likely or Possible Litigation Matters
- c. Personnel Matters

XIII. ADJOURNMENT