



**BIRCH BAY VILLAGE COMMUNITY CLUB  
BOARD OF DIRECTORS MEETING  
December 18, 2025 at 2:00pm at Clubhouse and via Zoom  
Zoom ID: 885 8656 9122 / PW: 8055**

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL & CONFIRM QUORUM (2 Minutes)
- III. ADOPTION OF AGENDA (1 Minute)
- IV. HOMEOWNER PRESENTATION (3 Minutes Max Each, for 15 min)
- V. HEARINGS (3 Minutes Max Each, for 15 min)
  - a. Ticket Hearings -
- VI. APPROVE CONSENT AGENDA (5 Minutes)
  - a. Approval of November 20, 2025, Board Meeting Minutes
  - b. ACC – Accept Draft Minutes of December 2, 2025
  - c. Lakes and Drainage – Accept Minutes of December 1, 2025
  - d. Buildings and Grounds – No Minutes
  - e. Marina Committee – Accept Minutes of November 25, 2025
  - f. Safety & Security Committee – Accept Minutes of December 8, 2025
  - g. 64.90 Task Force – Meeting Notes December 12, 2025
  - h. General Managers Report
  - i. Action Item List
  - j. Correspondence
- VII. REVIEW FINANCIAL REPORTS (15 Minutes)
- VIII. OLD BUSINESS AND VOTING AS NECESSARY (30 Minutes)
  - a. Proposed 2026 Fee Schedule-VOTE
  - b. General Rules and Reg Changes-VOTE
  - c. 64.90 – DISCUSSION
  - d. 64.90 Member Appointment - VOTE
- IX. NEW BUSINESS AND VOTING AS NECESSARY (10 Minutes)
  - a. 2025 Tax Engagement Letter - VOTE
  - b. 2026 Meeting Schedule – Town Halls - DISCUSSION
- X. AUTHORIZATIONS AND RESOLUTIONS (10 Minutes)
  - a. Authorize Reserve Transfers
  - b. Resolution – Operating Surplus to Reserves
- XI. DIRECTORS' COMMENTS (30 Minutes Maximum)
- XII. PARKING LOT (Skip Parking Lot)
  - a. Community Mission and Vision Statement -Board Retreat September 3rd
  - b. Committee Mission Statements
  - c. Marina Dock Captains Safety and Compliance Checklist
  - d. Golf Course Irrigation from Kwann Lake
  - e. BBV Safety Manual



- f. North Fence Cleanup
- XIII. EXECUTIVE SESSION (30 Minutes Maximum) - DISCUSSION
  - a. Matters Involving Possible Violations of the Governing Documents
  - b. Discuss Likely or Possible Litigation Matters
  - c. Personnel Matters
- XIV. RATIFICATION OF EXECUTIVE SESSION ACTIONS (2 Minutes)
- XV. ADJOURNMENT (Total 165 Minutes Allocated)