



**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS MEETING
November 20, 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
- III. ADOPTION OF AGENDA
- IV. HOMEOWNER PRESENTATION (3 Minutes Max Each, for 15 min)
- V. HEARINGS
 - a. Ticket Hearings -
- VI. CONSENT AGENDA
 - a. Approval of October 23, 2025, Board Meeting Minutes
 - b. ACC – Accept Draft Minutes of November 4, 2025
 - c. Lakes and Drainage – Accept Minutes of November 3, 2025
 - d. Buildings and Grounds – Accept Minutes of November 6, 2025
 - e. Marina Committee – Accept Minutes of October 28, 2025
 - f. Finance Committee – Accept Minutes of October 29, 2025
 - g. 64.90 Task Force – Meeting Notes November 14, 2025
 - h. General Managers Report
 - i. Action Item List
 - j. Correspondence
- VII. FINANCIAL REPORTS
- VIII. OLD BUSINESS AND VOTING AS NECESSARY
 - a. Golf Cart Policy Revised
 - b. Speed Enforcement Discussion from 2024
 - c. Light Duty Commercial Vehicles Definition - Survey
- IX. NEW BUSINESS AND VOTING AS NECESSARY
 - a. Proposed 2026 Fee Schedule
 - b. Fishing Survey Strawman
 - c. Community Survey Results
 - d. ACC Member Recommendations
 - e. ACC Rule Revision
 - f. HR Documents
 - g. Marina Committee Request
- X. AUTHORIZATIONS AND RESOLUTIONS
 - a. Reserve Transfers
 - b. Resolution – BBVCC Volunteer Recognition Dinner
 - c. Authorization – Marina Electrical GFR Replacement
- XI. DIRECTORS' COMMENTS
- XII. 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
- 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
- XV. ADJOURNMENT