



**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS MEETING
February 19, 2026 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 (3 Minutes Max Each, for 15 min)
 - a. Ticket Hearings -
- VI. CONSENT AGENDA
 - a. Approval of January 22, 2026 Board Meeting Minutes
 - b. ACC- No Minutes
 - c. Safety & Security – Minutes of January 12, 2026
 - d. Golf Committee – Minutes of January 13, 2026
 - e. Finance Committee – Minutes of December 17, 2025 and January 28, 2026
 - f. Marina Committee – Minutes of January 27, 2026
 - g. Operations Report Review
 - h. Action Item List Review
- VII. FINANCIAL REPORTS
- VIII. OLD BUSINESS AND VOTING AS NECESSARY
 - a. HR Documents - Memo
 - b. Board Policies and Procedures
 - c. Update on Boat
 - d. Golf Cart Registration Decal Clarification
 - e. Volunteer Dinner Budget
- IX. NEW BUSINESS AND VOTING AS NECESSARY
 - a. Committee and Club Fair Proposal
 - b. Cliff Mallory Funeral Request
- X. AUTHORIZATIONS AND RESOLUTIONS
 - a. Reserve Transfers
 - b. Authorization - Transfer Operating Income to Reserves
 - c. Banking Resolution
 - d. Authorization – Boat Launch RFP
 - e. Authorization – Expenditure for Drainage Upgrades
 - f. Authorization – Expenditure for Paving
- 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 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

XV. ADJOURNMENT