



**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS MEETING
May 21, 2026 at 5:00pm at Clubhouse and via Zoom
Zoom ID: 885 8656 9122 / PW: 8055**

AGENDA

1. CALL TO ORDER
2. ROLL CALL & CONFIRM QUORUM
3. ADOPTION OF AGENDA
4. HOMEOWNER PRESENTATION (3 Minutes Max Each, for 15 min)
5. HEARINGS (3 Minutes Max Each, for 15 min)
 - a. Ticket Hearings –
6. CONSENT AGENDA
 - a. Approval of April 23, 2026 Board Meeting Minutes
 - b. ACC- Minutes of April 7, 2026
 - c. Lakes and Drainage – Minutes of April 6, 2026
 - d. Safety & Security – Minutes of April 13, 2026
 - e. Golf Committee – Minutes from April 24, 2026
 - f. Finance Committee – Minutes of April 22, 2026
 - g. Marina Committee – Minutes of April 28, 2026
 - h. 64.90 Task Force – Minutes of December 12, 2025, January 9, 2026, April 10, 2026, and Draft Timeline
 - i. Operations Report Review
 - j. Action Item List Review
7. FINANCIAL REPORTS
8. OLD BUSINESS AND VOTING AS NECESSARY
 - a. Golf Course Irrigation from Kwann Lake
 - b. Volunteer Appreciation Dinner Date
 - c. Other
9. NEW BUSINESS AND VOTING AS NECESSARY
 - a. Committee Recommendations
 - b. Community Plan Task Force Charter
 - c. Marina Committee- Revised Marina Rules and Regulations
 - d. 64.90 - Draft Declaration for Board Review
 - e. Other –
10. AUTHORIZATIONS AND RESOLUTIONS
 - a. Reserve Transfers
 - b. Authorizations
 - c. Other
11. DIRECTORS' COMMENTS
12. PARKING LOT
 - a. Community Mission and Vision Statement -Board Retreat September 3, 2023



- b. Committee Mission Statements
 - c. Marina Dock Captains Safety and Compliance Checklist
 - d. BBV Safety Manual
 - e. North Fence Cleanup
 - f. HR Documents
 - g. Board Policies and Procedures
13. EXECUTIVE SESSION DISCUSSION
- a. Matters Involving Possible Violations of the Governing Documents
 - b. Discuss Likely or Possible Litigation Matters
 - c. Personnel Matters
14. RATIFICATION OF EXECUTIVE SESSION ACTIONS
15. ADJOURNMENT