



**BIRCH BAY VILLAGE COMMUNITY CLUB
BOARD OF DIRECTORS MEETING
September 17, 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)
6. **CONSENT AGENDA**
 - a. Approval of Board Meeting Minutes August 20, 2026
 - b. ACC- Minutes of August 4, 2026
 - c. Lakes and Drainage – Minutes of August 3, 2026
 - d. Safety & Security – Minutes of August 10, 2026
 - e. Golf Committee – Minutes of August 11, 2026
 - f. Finance Committee – Minutes of August 26, 2026
 - g. Marina Committee –No minutes
 - h. 64.90 Task Force – Minutes of July 31, 2026 and Draft August 14, 2026
 - i. Operations Report Review
 - j. Action Item List Review
 - k. Correspondence
7. **FINANCIAL REPORTS**
 - a. Finance Committee Recommendations
8. **OLD BUSINESS AND VOTING AS NECESSARY**
9. **NEW BUSINESS AND VOTING AS NECESSARY**
 - a. 2027 Budget
 - b. Member and Guest Misconduct Towards Staff & Gate Access Personnel
 - c. Committee Recommendations
 - i. Safety and Security Recommendations
 - ii. 64.90 Task Force
 - d. Other –
 - i. Walking Group Proposal
10. **AUTHORIZATIONS AND RESOLUTIONS**
 - a. Reserve Transfers
 - b. Authorizations
 - i. 2026-2027 Insurance Renewal
 - ii. Human Resources for Capital Project Manager
 - iii. Website
 - c. Resolutions



- d. Other

11. DIRECTORS' COMMENTS

12. PARKING LOT

- a. North Fence Cleanup
- b. HR Documents
- c. Board Policies and Procedures
- d. Golf Course Irrigation from Kwann Lake
- e. Committee Charters

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