

Bayview Condominium Association, Inc.

Board Meeting Minutes

Thursday, September 18, 2025, at 7:00 PM in Recreation Room

CALLED TO ORDER

The Meeting was called to order by President Susan Bosnich at 7:00 pm in the recreation room. Also, present were Board Members, Vice President William Lam, Treasurer Jasmina Krsulich, and Director Angelica Cheung. Absent was Secretary Jean Joh. Association management Davis Stirling Management Corp was represented by Mario Allegrini.

Open Forum – “a medium in which the members may express opinions”.

- A member expressed interest in renting their unit and inquired about the rental waiting list.
- A member asked about the purpose of the third table in the lobby.
- A member reported people leaving the elevator door slightly open preventing the elevator from functioning.
- A member reported that the courtyard door was difficult to open.
- A member reported a broken light near the pool.

BOARD MEETING

ADMINISTRATIVE

REVIEW OF THE MOST RECENT FINANCIAL REPORTS

The **Augst 2025** financial reports were reviewed and approved.

APPROVAL OF THE LATEST BOARD MEETING MINUTES

August 21, 2025, meeting minutes were reviewed and approved.

NEXT MEETINGS

To avoid having meetings during the holidays, the Board will consider November 20th and skip December.

HOMEOWNER COMMUNICATIONS TO THE BOARD AND NEWSLETTER TOPICS

- To ensure the security of the building, all doors and gates must always remain latched.
- When using the elevator, pets must be carried to prevent accidents.
- The pool will follow its winter schedule (details to follow).
- Additional topics will be announced in the newsletter.

CALENDAR

Next **Board Meeting** is scheduled for **October 16, 2025**, at 7:00 pm in the rec room.

MAINTENANCE - issues, concerns, and major expenses.

- Landscape progress. Plants were added to the Vallejo side exterior.
- Speedbumps were installed.
- Cracks in the podium deck were sealed.

NEW BUSINESS

- The popcorn ceiling may contain asbestos. If removed by non-licensed contractor, a \$2,500 fine will be assessed to the homeowner due to the health and safety risk. This policy has been approved by the Board.
- The HOA Rules will be amended to reflect the new legislative requirement that fines are capped at \$100, unless the violation poses an adverse health or safety impact. The amended Rules will be distributed to all members.
- An estimate to paint the entire complex has been received and is under review.

OLD BUSINESS

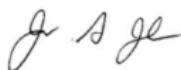
- Laundry vending services to be assigned to external vendors are still under consideration.
- The conversion of the unused exercise room into living quarters for maintenance personnel has been tabled for the time being.

Executive Session

None.

Meeting adjourned at 8:30 PM

Attested to:



Date: **October 16, 2025**

September 18, 2025.