Bayview Condominium Association, Inc.

Board of Directors Meeting Minutes

Thursday, August 20, 2026, at 7:00 PM via RingCentral (Virtual)

CALLED TO ORDER

The meeting was called to order by President Susan Bosnich at 7:05 PM via video conference. Also present were Vice President William Lam, and Director Angelica Cheung. Treasurer Jasmina Krsulich, and Secretary Jean Joh were absent. Association management, Davis-Stirling Management Corp., was represented by Mario Allegrini.

Open Forum "*A medium in which the members may express opinions".*

- A member requested additional information regarding size limit and restrictions for potted plants on balconies.
- A member reported water intrusion in the laundry room and noted non-functioning laundry machines.
- A member suggested having the common area carpet seasonally cleaned.
- A member reported vandalized elevator control buttons.
- A member suggested adding "no wildlife feeding" in the HOA rules to address bird droppings and pest control.

BOARD MEETING

ADMINISTRATIVE

APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES

May 21, 2026, meeting minutes review was postponed due to time constraints and will be reviewed at the next meeting.

REVIEW OF THE MOST RECENT FINANCIAL REPORTS

The **July 2026** financial reports were reviewed as presented, with no anomalies noted.

HOMEOWNER COMMUNICATIONS TO THE BOARD AND NEWSLETTER TOPICS

Due to the absence of Secretary Jean Joh, discussion regarding the upcoming newsletter was tabled until next meeting.

CALENDAR

The next video conference meeting is scheduled for **Thursday, October 15th, 2026, at 7:00 PM** via RingCentral.

MAINTENANCE (issues, concerns, and major expenses.)

- Balconies: No significant updates; evaluation for touch-up repairs remain ongoing.
- Plumbing: Inspections are underway to address backing-up drainpipes in the garage.
- Carpet: Management to coordinate with janitor the seasonal cleaning schedule.

NEW BUSINESS

- Signage Replacement: Plans were reaffirmed to procure and install new signs and replace fading ones.
- Exterior Lighting: Progress continues with adding motion-sensor lights along the Vallejo parking lot area.
- Structural Floor Sloping: The Board discussed engaging a professional engineering consulting service company.

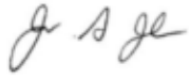
OLD BUSINESS

- Elevator Flooring: The replacement of the flooring is still in progress.
- Garage waterproofing: Proposals for structural repairs, sealing, and waterproofing remain under review pending additional contractor bids.

Meeting adjourned at 7:50 PM

Executive Session

Topic: Rental Restrictions and Unauthorized in-unit washing machines.

Executive Meeting adjourned at 8:26 PM **Attested to:**  **Date: 10/15/2026**

August 20, 2026.