Paradise Cove Homeowners Association

C/O C & C Property Management

Board of Directors Meeting

November 5th, 2026 6:30 pm

3267 Avenido Del Lago, Fairfield CA 94533

Current Board:	❑ John Hurley	President
	❑ Ted Iwanowski	Vice President
	❑ Solange Hoff	Secretary
	❑ Theresa Miller	Treasurer
	❑ Larry Spiteri	Director
Manager:	Rich Cardosi	C&C Property Mgt.

AGENDA

1. **6:30 pm Open Forum**

Members may participate in the meeting and will be allowed to speak one at a time. The Board requests that time be limited to 3 minutes each to allow everyone an opportunity to ask questions or give comments to the board. Audio or video recording is not allowed.

2. **Approval of Previous Minutes**
   - ❑ May 7th, 2026 Board Meeting, August 4th, 2026 NNO meeting
3. **Approval of Financial Reports**
   - ❑ Through Sept 30th, 2026
4. **Open Business**
   - ❑ Landscape /Common Area Matters
     i. Landscaping Status Report
        1. Landscape Contract - Performance evaluation
        2. Lagunita Pathway Status
     ii. Bollard Replacement bids
   - ❑ Lake Area Maintenance
     i. Contractor performance
     ii. Tree Trimming and Tulle Removal status
   - ❑ Lagunita Court Pathway
     i. Project status
5. **New Business**
   - ❑ Policy & Procedures
     i. Draft Architectural Rules Amendment – Paint
     ii. Vendor Performance inspections
     iii. CC&R Enforcement inspections
   - ❑ Budget 2027
     i. Review of Reserve Study
     ii. YTD Financial Reports - Expenses
     iii. Assessments for 2027
   - ❑ Community Outreach Committee
     i. Purpose, Designation of Chairman
     ii. Member application form
   - ❑ Director Election 2027
     i. Review of E-voting enrollment procedures
     ii. Proposal to conduct election
     iii. Term Limits for Directors
   - ❑ Lien Resolution for Delinquent Assessments
6. **Adjournment – _____ pm**

Executive Session

CC&R Violations Report Review, hearings, fines
Attorney/Owner Correspondence
Collection actions/report

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