

BOARD OF DIRECTORS MEETING AGENDA

Date: May 13, 2026 | Time: 5:00 PM

Physical Location

N/A

Zoom Meeting

Link: <https://us06web.zoom.us/j/89017744478>

Meeting ID: 890 1774 4478

Passcode: N/A

Dial-in: [1-669-444-9171](tel:1-669-444-9171)

ANNOUNCEMENT: The meeting will be held via Zoom. The zoom link and phone number are listed above. For technical assistance with Zoom, please call 415-383-8400. The meeting is being recorded to assist with minutes. The meeting is being recorded to assist with minutes. To speak, please use the “raise hand” feature or dial *9 if calling in. Members are expected to observe decorum and not disrupt the meeting.

OPEN SESSION Establish Quorum/Call Meeting to Order/Roll Call: President, Cristina Olcomendy; Secretary, Chuck Moore; Treasurer, Earl McCowen; Board Member, Amy Blakeney; Board Member, Mina Rogers; Property Manager, Justin Barton

APPROVAL OF AGENDA

BOARD COMMENTS Information Only

HOMEOWNER'S FORUM Members have up to 3 minutes to address the Board on non-agenda and agenda items. Time limits help ensure everyone has an opportunity to speak and may not be transferred to others. Members may use their allotted time now or at the end of the meeting.

MINUTES Approve PMA Board of Directors Meeting Minutes for 5/6/26
Approve PMA Annual Membership Minutes for 5/6/26

FINANCIALS Discussion of Bill Approval Authority
Discuss & Possible Action – Direction to Management Regarding Budget Line-Item Names
Approve Assignment to Collections & Filing Liens on Delinquent Owners (If Any)

NEW BUSINESS

1. Announcement of Certified Election Results
2. Review and Approve Distribution of Certified Election Results
3. Discuss & Take Action on Architectural Applications:
 - a. 8 Azalea – Solar Installation
 - b. 34 Hollyleaf – Tree Removal
 - c. 27 Hollyleaf – Ext. House Paint
 - d. 77 Hollyleaf – Tree Removal/Replacement
 - e. 160 Laurelwood – Replace Fence/Gate Posts
 - f. 7 Oak Grove – Tree Removals
 - g. 12 Palmer – Pergola Addition
 - h. 19 Turner – Removal of Grids on Windows (neighbor acknowledgements not received)
 - i. 40 Laurelwood – Backyard Improvements (Swim Spa, Pavers, Gazebo)
 - j. 40 Laurelwood - Front Yard Improvements (Paver Paths, Driveway Extension)
4. Discussion of Architectural Sample Box Location and Related Architectural Application Updates
5. Discussion of How This Board Wants to Handle Violation Issuances vs. Property Maintenance Reminders
6. Discussion of Committee Member Appointment Process
7. Committee Chair Reports: Annual Goals & Board Direction
8. Architectural Review Procedures – Discussion & Review of Homeowner Comments

NEXT MEETING DATE June 10th, 2026 – Pointe Marin HOA on zoom

HOMEOWNER'S FORUM Members have up to 3 minutes to address the Board on non-agenda and agenda items. Time limits help ensure everyone has an opportunity to speak and may not be transferred to others. Members may use their allotted time here if they did not already speak during the earlier homeowner forum.

ADJOURN TO EXECUTIVE SESSION (IF NECESSARY) **This part of the meeting is closed to the membership, per Civil Code Section 4935. It is to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments and/or payment plan and to decide whether to foreclose on a lien**

NOTE: Homeowners can access their resident portal at <https://bayside.managebuilding.com/Resident/portal/> to download documents, submit architectural applications, make requests, pay dues online, and manage their account.