

BAY FOREST HOMEOWNERS ASSOCIATION, INC.
MINUTES FOR FEBRUARY 27, 2026 BOARD PLANNING WORKSHOP MEETING

Call to Order: Tim Moore called the meeting to order at 9:01 AM

Present: Tim Moore - President; Michael O'Connell - Treasurer; Don Bergeron – Vice President; Stacy Hansen - Secretary; David Shapiro - Director

Also Attending: Jay Malamphy - General Manager

New Business

- Planning Workshop for 2026
 - Board members provided a brief background on themselves.
 - A brief overview was provided for the following 2026 projects:
 - Walkway – the board requested caution signs for uneven pavement
 - BBI/BBII potential lawsuit
 - Bulk cable
 - Acoustical panels
 - Maintenance shed clean-up
 - South lake
 - Entry landscaping
 - The following suggestions were made:
 - Record meetings
 - Add a patio or extend the clubhouse deck for outdoor entertainment
 - Improve after hours clubhouse access.
 - Install identifying plaques on irrigation pumps signifying both which community owns the pump and the contact name and phone number.
 - Explore the possibility of bringing back In-House landscaping in a responsible way, which would make economical sense to the community.
 - Put procedures in place to get better communication when scheduling the use of the clubhouse.
 - When ordering supplies, better coordination between Bocce, Tennis, and Pickleball is needed.
 - Board members are requesting that the approved landscaping project for the Bay Forest entrance be made official by Jay signing the contract.
 - Mandate that the individual associations have entrances to their communities that are updated and manicured.
 - Develop a better policy to track renters
 - Jay will be sure that the Bay Forest crew will be more diligent in removing leaves from the street gutters.

Open Forum

- Tenant control, an event coordinator, in-house landscaping, the community website, and committees were discussed.
 - President's Committee should be made more formal.
 - A suggestion was made to make residents' email addresses private on the new website, as well as sort residents' names by community.

- Ray can speak to the grounds crew at Audubon to replace the shrubs they removed on Bay Forest property.

Adjournment

- **Don Bergeron made a motion to adjourn the meeting at 10:07 AM. Michael O'Connell seconded the motion and the motion passed 5-0.**