

**BAY POINT COMMUNITY ASSOCIATION, INC.**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**Monday, June 9, 2025 at 5:30PM**  
**BPCA Conference Room**  
**MEETING AGENDA**

1. Pledge of Allegiance
2. Call to Order
3. Confirm Quorum
4. Residents' Comments (Speaker limited to four (4) minutes per topic)
5. Approve Agenda
6. Approve Consent Agenda
  - a. Regular Board Meeting Minutes, May 12, 2025
  - b. Financials as of February 2025.
7. Reports
  - a. President – Jim Penny
    - i. Short term rental registration and rules compliance
      1. Defer to Terry Nadeau for Bay County Update
    - ii. CBU transition and Post Office update
    - iii. Compliance Reporting
  - b. Finance – Denise Hindes
    - i. Post Office employee severance at closure
    - ii. FY 2025-2026 - Budget process
  - c. Infrastructure – Zack Seltzer
    - i. Infrastructure Approvals
  - d. Liaison
    - i. BP West and ARC – Jason Myler
    - ii. BP Canal – Jason Myler
  - e. Committee
    - i. Compliance - Jason Myler
    - ii. Security – Jim Penny
    - iii. Communications – Robin Stutts
    - iv. Stakeholders – Zack Seltzer
    - v. Landscape – Denise Hindes
    - vi. Documents – Catherine Mitchell
  - f. General Manager – Lee Waller
    - i. Bonnie Gray introduction and primary responsibilities
8. Old Business
  - a. CBU Landscaping and covers
9. New Business

- a. Legend Lakes compliance enforcement and MOU

## 10. Adjournment