

BAY POINT COMMUNITY ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
Monday, October 13, 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 Consent Agenda
 - a. [2025-08-11 Regular Board Meeting Minutes](#)
 - b. [2025-09-08 Regular Board Meeting Minutes](#)
 - c. [2025-09-22 Called Board Meeting Minutes](#)
 - d. 2025-10-08 Called Board Meeting Minutes
 - e. Financials end of August 2025.
 6. Approve Agenda
 7. Reports
 - a. President – Jim Penny
 - i. Post Office Final Closeout
 1. Box/cubes donation
 - b. Finance – Denise Hindes
 - i. Finance Update
 - c. Infrastructure – Zack Seltzer
 - i. CBU Cover Update for Thomas Drive and Resident's Gate ([Folder](#))
 - d. Liaison
 - i. BP West and ARC – Jason Myler
 1. BPW
 2. ARC
 - ii. BP Canal – Jason Myler
- Committee
 - iii. Compliance - Jason Myler
 1. Violations update [Citation Tracking 2025](#) (Violation [Tracking Summary September 2025](#))
 - iii. Security – Jim Penny
 2. Telephone Entry System test at Legend Hills
 3. Legend Hills staffing change update
 - iii. Stakeholders – Zack Seltzer
 - iii. Landscape – Denise Hindes
 - iii. Documents – Bob Fletcher
 4. By-Laws update
 - a. Bylaws Board vote 10/29/25

5. Rules and Regulations update
 6. BPCA official owners list and Appfolio - Address changes
- e. General Manager – Lee Waller
8. Old Business
 - a.
9. New Business
 - a. Gulf Coast Christmas Lights Updated Proposal ([attachment](#)) & Rhonda Williams Entry Decoration Proposal ([attachment](#))
 - b. Set Executive Meeting date (Personnel/staffing discussion)
10. Adjournment