

**BIRKDALE COMMUNITY ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
May 7th, 2026, SWIFT CREEK BAPTIST CHURCH @ 7pm**

1. Call to Order

President Betsy Martello called the meeting to order at 7:05 PM.

2. Roll Call and Quorum Certification

Board members attending were Betsy Martello, Heather Moore, Pete Pesetski, Ryan McCord and Christopher Brooks. A quorum was present.

Approval Motions

MOTION: Motion to approve previous Board minutes as presented from 2/5, 3/5, 4/30, 4/23.

Moved by: Ryan McCord
Seconded by: Christopher Brooks
Result: Motion carried unanimously.

MOTION: Motion to acknowledge receipt of the Architectural Standards revisions. ARC will submit red line changes to the Board.

Moved by: Heather Moore
Seconded by: Christopher Brooks
Result: Motion carried unanimously.

MOTION: Motion to submit redlined version of Architectural Standard revisions as well as the summary document to the secondary attorney for review.

Moved by: Ryan McCord
Seconded by: Christopher Brooks
Result: Motion carried unanimously.

MOTION: Motion to approve signage stating “No Motorized Vehicles” be posted at the field off Royal Birkdale Parkway.

Moved by: Ryan McCord
Seconded by: Christopher Brooks
Result: Motion carried unanimously.

MOTION: Motion to name the field off Royal Birkdale Parkway “The Field at Birkdale”.

Moved by: Ryan McCord

Seconded by: Christopher Brooks

Result: Motion carried unanimously.

MOTION: Motion to table the proposed amendment to the Declaration regarding Article V, Section 5.12 , titled “Purpose and Use of Association Funds for the Purchase, Maintenance, Repair, Replacement, Alteration, Improvement, and Operation of Property and Additional Assets” and Article V, Section 5.13, titled “Authority to Borrow Funds for Purchase and Maintenance of Common Areas.”

Moved by: Christopher Brooks

Seconded by: Ryan McCord

Opposed: Heather Moore

Result: 4-1: Motion carried.

MOTION: Motion to thank Bay Taylor for his time with the ARC Committee and accept his resignation.

Moved by: Ryan McCord

Seconded by: Christopher Brooks

Result: Motion carried unanimously.

MOTION: Motion to approve Scott Able appointment to the ARC Committee and Grounds Committee.

Moved by: Ryan McCord

Seconded by: Christopher Brooks

Result: Motion carried unanimously.

MOTION: Motion to authorize Pete Pesetski to negotiate with Fast Signs regarding their quote for the electronic message boards.

Moved by: Christopher Brooks

Seconded by: Ryan McCord

Result: Motion carried unanimously.

MOTION: Motion to Adjourn

Moved by: Christopher Brooks
Seconded by: Ryan McCord
Result: Motion carried unanimously.

8:52pm Adjournment