

Bel Marin Keys Community Services District

4 Montego Key
Novato, CA 94949

Office: 415-883-4222
www.bmkcsd.us

MINUTES REGULAR BOARD MEETING February 19, 2026 –7:30PM

Board Members

Mercy Angelopulos
Vince Lattanzio

Cheryl Furst
Steve Nash

Natalia Shorten

I. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

This Agenda for this meeting was posted/published on February 12, 2026. President Nash called the Regular Board Meeting to order at 7:30pm and called roll. The directors present along with Steve Nash were Vince Lattanzio, Mercy Angelopulos, and Cheryl Furst. Excused absence was Natalia Shorten. A quorum was established, and the pledge of allegiance was recited. Minutes conducted by Board Clerk, Lisa Lue.

II. APPROVAL OF MINUTES

The Board of Directors will review, amend, and approve the prior month's meeting Minutes.
a. Regular Meeting of January 15, 2026.

Motion to approve January 15, 2026 Minutes

Moved by Director Nash; Seconded by Director Lattanzio

Director Vote: 4 Ayes; 1 Absent

Motion Carried

III. CONSENT CALENDAR

- a. Ratification of Checks and Payroll Issued January 2026
- b. Credit card statement- Bank of Marin – Attached

Motion to approve ratification of checks, payroll, and credit card statement

Moved by Director Nash; Seconded by Director Lattanzio

Director Vote: 4 Ayes; 1 Absent

Motion Carried

IV. PUBLIC COMMENT

- a. Zoom attendance = 0 In person attendance = 7
- b. Correspondence and/or Presentations

1. Ronald Brown – Heron and Egret Project. Monitors colonies on Bahama Reef Island.

Volunteer with Heron and Egret project with SFBBO (San Francisco Bay Birding Organization). Looking for assistance from resident(s) living on Bahama Reef utilizing their backyard to access during breeding season-approximately four or five times a year. A report will be posted in the Neighbor to Neighbor with findings.

V. ADMINISTRATIVE COMMUNICATIONS

- a. District Manager's Report

1. Financial

- a. O'Connor & Company CPA- Understanding Services FY 24-25 \$14,500.
 - 1. FY 24-25 Audit prep will begin in April with Jessica from RBA Bookkeeping and be completed by end of May 2026. DM checking information in Google workbook for accuracy.
 - 2. State Controller's Financial FY 24-25. Paid O'Connor & Company **\$1,200.00** to assist with audit.
- b. Nguyen and Alliance, CPA-Proposal for Professional Services FY 25-26 \$14,000

Motion to approve Nguyen and Alliance proposal for \$14,000 includes State Controller's audit

Moved by Director Lattanzio; Seconded by Director Angelopulos

Director Vote: 4 Ayes; 1 Absent

Motion Carried

- c. Check run for December 16, 2025 – All missing checks have been re-issued. Bank of Marin reversed \$200.00 in stop payment fees. ACH has been set up. Waiting for Vendor's ACH forms with information.
- d. Form 700 Statement of Economic Interest -due April 1, 2026
- e. SB 827 Training – Fiscal and Ethics Training requirements to be completed by January 1, 2028. *Training on CSDA website March 4, 2026 – 1pm to 3pm.
- f. December 2025 Financials from RBA Bookkeeping for all bank accounts and credit cards

2. Operations

- a. DRAFT Employee Handbook revision –Move to March Agenda with any changes
- b. Board retreat dates – Shawn Langwell - March 29, 2026, from 9am to 2pm at community center. All Board members to be in attendance.
- c. DM attended Marin County Special Districts Association meeting on February 3, 2026, at Tam Valley CSD. Presenters were LAFCO, CSDA and Marin County Executive Derek Johnson. County and Districts to work together on projects.
- d. DM attended Flood Zone 1 Advisory Board Meeting on February 5, 2026, at Novato City Building.
- e. Dolphin gate – Repairs completed
- f. Chili Cook off- 8 participants, Well attended event. Winners: Mac & Forrest, Mary Holman and Jeremy Williams.
- g. Neighbor to Neighbor will be delivered by USPS to all BMK residents. Approximately **\$181.55** for postage.

3. Calendar

February 23, 2026 No Yoga-

February 25, 2026 Street Sweeper

March – All Mondays for Yoga

March 3, 2026 Measure A- Parks meeting 6:30pm

March 16, 2026 Distribution of N2N by USPS

March 19, 2026 Board of Director's meeting 7:30pm

March 29, 2026 Board of Directors Retreat 9:00am

End of March 2026 Resolution due for election. Nomination period runs July 13 through August 7, 2026 -Two Board seats

a. *Ad hoc* Committee Reports

1. BMK Community Safety Committee Report(ERT/Traffic/PGE)

a. ERT Update Storm watch: Brian has been keeping the lagoon levels lower the best he can. ERT on standby in case something goes wrong.

2. Traffic- DPW Ped/parking/red zones/traffic – Update Phase 1 Traffic calming on Bel Marin Keys Blvd and restricted parking. No updates from DPW on schedule.

3. Beautification Committee Report- No update

4. Welcome to the Keys Committee Report-No update.

5. Communications Committee Report-

1. Website update- Training February 11, 2026. DM cleaning up website skeleton. Looking forward to launch at beginning of March 2026. Will coordinate with Dan Pagano, IT to grant permission to Civic Plus to access our domain name

6. Special Waterways Committee Report- No update

VI. STANDING COMMITTEE REPORT A, D & G

a. *Measure A* -Parks and Open Space Committee Report

1. February 3, 2026 Meeting Minutes

2. Bench project contractors

a. Millennial Development proposal -**\$17,620.00** – TABLED

3. Parks and Open Space Volunteer clean-up day April 18 – Earth Day

b. *Measure D* -Waterways Maintenance Committee Report –Lagoons

1. Awaiting State review of chemical permit (waiting period 30 days)

2. N. Lagoon is mapped

3. Diffuser replacement date

4. Set up a meeting in April. Check availability with committee.

c. *Measure G* -Oversight/Infrastructure Committee Report

1 Svendsen's Marine – Paid deposit **\$91,577.18** for N. Locks and Flood gate stop logs

2. WRA -Forwarded applications to USACE(waiting period 30 days), CDFW, Water Board. Paid invoice #350139-5940 **\$18,765.00**

3. SGH – Update awaiting permitting review before proceeding with drawings. Paid SGH **\$4,500.00** for N. Lock elevation 30% complete.

4. Energy Experts- Hydraulic reconditioned cylinder #2-update – awaiting service date

5. Rip rap for S. Levee protection – maintenance estimates- additional estimate for cost of repair for overflow improvement- South Levee TABLED
 - a. Team Ghilotti, Inc. **\$245,435.00**
 - b. Dutra Group **\$505,600.00**
 - c. Ghilotti Bros. **\$389,092.07**
 - d. Thompson Builders **\$242,794.00**
 - e. North Bay Materials Delivery only **\$149,260.00**
6. DM to call State Coastal Conservancy Board to be on their agenda regarding transferring of S. levee to BMKCS D
7. Prop 4 Grant - Climate resilience, flood control, habitat, and recreation. Levee, overflow, and rip rap

VII. UNFINISHED BUSINESS

- a. Grant Writer – TABLED until March Agenda

VIII. NEW BUSINESS

- a. General Contractor/RFI-Measure G
- b. Part time Project Manager – Measure G

IX. ITEMS OF COMMUNITY INTEREST

- a. SCC – Update-Land transfer – DM to contact Linda Tong
- b. Pattern Energy – No update
- c. Novato Creek Bayland Strategy – Clean water report, environmental informatics, and resilient landscape- No update
- d. Cal Trans-Highway 37 project – Spring 2026

X. FUTURE AGENDA ITEMS

- a. Update Policies and Procedures – First review March 2026
- b. Town Hall – Early Spring -Weekend for in person/Zoom
- c. FY 26-27 Budget -First read May Agenda

XI. ADJOURNMENT

- a. All matters before the Board are being addressed

Motion to adjourn 8:13pm

Moved by Director Nash; Seconded by Director Lattanzio

Director Vote: 4 Ayes; 1 Absent

Motion Carried

****Next regular Board of Directors meeting: March 19, 2026****

Certificate of Posting

I declare under penalty of perjury under the laws of the State of California, that I am employed by the Bel Marin Keys Community Services District, and that I caused this Notice & Agenda to be posted on the District's website (www.bmkcsd.us), as well as on the interior and exterior bulletin boards located at the District Office, 4 Montego Key, Novato, California, on the date reflected below.

181
Lisa Lue, Board Clerk

Date February 25, 2026