PRESIDENT'S ANNUAL REPORT
OCTOBER 2026

Dear Bayshore Ski & Racquet Club Homeowner,

First, this is your new President, Bill Kay. My wife Lorie and I have been Homeowners here for six years and I have served on various committees and the Board for five years.

Ron Zurek, who served as our President for some 18 years, has recently sold his condo. The Board and all Homeowners appreciate Ron's leadership and dedication to Bayshore over those many years. His hard work has resulted in Bayshore becoming the premier condominium lakeshore complex in the greater Big Bear Lake community.

Your dedicated Board of Directors, along with longtime Property Manager, Mindy Vermilion, and Handyman Arturo Del Valle continue their great efforts also in maintaining our wonderful lakeside community's look and value. Boy, are we fortunate to have them both, as they are key to the daily business of managing and completing the numerous projects and emergencies that occur throughout the year. Thank you both for all you do!

Some of the many projects completed this year:

- Building 781 structural repair and reroofing.
- Buildings 663 and 669 exterior painting.
- Irrigation repairs and upgrades
- Pool equipment repairs and upgrades
- Added some new pool furniture
- Sewer line repairs
- Various daily maintenance projects, pool/spa, landscaping etc.

As in previous years, your volunteer Homeowners' Budget Committee analyzed every line of income and expenses to develop a working 2027 budget. As you remember last year there was NO change in the monthly association dues of $645. With their hard work and analysis, we are pleased to announce only a small $20 increase per month this year to $665 monthly for 2027! Great work Budget team!

Included in this package for your review and records are the 2027 Budget Financials for particular details.

The Board hopes you will join us via Zoom for the next Annual Meeting, Saturday, March 20th, 2027. For those interested, we have one vacant seat available for a two-year Board term. Those interested, please contact Mindy with questions or for details.

Stay up to date on HOA matters at our website www.bayshorehoa.org.

Also, we encourage you to join our monthly board Zoom meetings. It's your chance to hear what's going on and ask any questions of us in the open homeowners Q&A session.

On behalf of your Board of Director's, we wish you a wonderful upcoming holiday season and 2027 plus your continued enjoyment of Bayshore!

Bill Kay

President, Bayshore HOA