

ANNUAL MEMBERSHIP MEETING

AGENDA

WEDNESDAY, APRIL 10TH, 2024

IN-PERSON

Harbor Bay Isle Community Center
3195 Mecartney Road, Alameda, CA 94502

OR

HYBRID VIA. RING CENTRAL

<https://meetings.ringcentral.com/j/4340304911>

Or Telephone: US: +1 (623) 404-9000

Meeting ID: 434 030 4911

Please identify name and address at sign in.

For login assistance, call 510-865-3363 X354 or email cct@harborbay.org

- 5:00 p.m. **Ballot Counting**
- 6:00 p.m. **Annual Meeting Meet & Greet**
- 1. 6:30 p.m. **CALL TO ORDER**
 - a. **Election Results – Board Introduction**
- 2. 6:35 p.m. **COMMUNITY REPORTS**
 - a. **Security – Commander Javier Silva**
 - b. **Insurance – Leah Nishi**
 - c. **CLASS Report**
 - d. **Village 3-B Representative – Cheryl Paterson**
- 3. 6:50 p.m. **GUEST SPEAKER**
 - a. **Terra Landscape – Cassidy Lundin**
- 4. 6:55 p.m. **PRESIDENT’S REPORT**
 - a. **2023 Year in Review**
 - b. **Treasurer’s Report**
 - c. **2024 Upcoming Projects**
 - d. **Board Recognition**
- 5. 7:05 p.m. **OPEN COMMUNICATION**
- 6. 7:15 p.m. **ADJOURNMENT**

Next Annual Membership Meeting: April 9, 2025, at 6:00

Next Board Meeting: May 8, 2024, at 6:30 p.m.

The Board shall hold a brief organizational meeting following the Adjournment of the Annual meeting.

Rules governing this election may be found here at:

<https://www.harborbay.org/wp-content/uploads/2021/03/CCT-Election-Voting-Rules.pdf>

AGENDA

BOARD OF DIRECTORS MEETING

WEDNESDAY, APRIL 10TH, 2024

IMMEDIATELY FOLLOWING THE ANNUAL MEETING

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1. CALL TO ORDER/APPROVAL OF AGENDA
2. HOMEOWNER'S OPEN FORUM
 - a. Homeowners are granted 3 minutes each to speak on any topic.
3. BOARD ORGANIZATION
4. MINUTES
5. FINANCIAL MATTERS
 - a. Treasurer's Report & Review of Financial Statements
 - b. 2023 Audit
6. BYLAWS
 - a. Inspector of Elections
7. ARCHITECTURAL MATTERS
 - a. Architectural Rules Revisions
8. LANDSCAPE MATTERS
 - a. Landscaping Proposals
9. MAINTENANCE MATTERS
 - a. Maintenance Proposals
 - i. Backyard Gates
 - ii. 405 CCT – Gate Replacement
10. OLD BUSINESS/MISC.
11. NEW BUSINESS
 - a. Newsletter
 - b. Ice Cream Truck
 - c. Hospitality Committee
12. EXECUTIVE SESSION (For Board Members Only)
 - a. Legal Matters
 - b. Contracts
13. ADJOURN REGULAR MEETING/NEXT MEETING DATE: **5/8/2024 AT 6:30 P.M.**

All Centre Court homeowners are invited to join the meeting.

MEETING RULES: No audio or video recording allowed by attendees. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.