



**CANTAMAR**  
**Board of Directors Meeting**  
**AGENDA**

**WEDNESDAY, DECEMBER 17, 2025 - 6:00 P.M.**

**IN PERSON**  
**Community Center**  
3195 Mecartney Road  
Alameda, CA 94502

**OR**

**HYBRID/ONLINE: RING CENTRAL**  
**<https://v.ringcentral.com/join/881047329015>**  
**Telephone: Dial: US: +1(650) 419-1505**  
**Meeting ID: 881047329015**

	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
<b>1. CALL TO ORDER/APPROVAL OF AGENDA</b>	Verbal	1-2
<b>2. COMMUNITY MATTERS</b>	Verbal/Review	
A. Village 5 Report – Gary Lym	Review	None
B. CHBIOA Minutes	Review	3-5
1. September 24, 2025		
<b>3. HOMEOWNERS &amp; GUESTS OPEN FORUM</b>	Verbal	None
<b>4. APPROVAL OF MINUTES</b>	Discuss/Vote	6-8
A. 1. October 8, 2025		
<b>5. LANDSCAPE MATTERS</b>		
A. Landscape Report/EBMUD Water Budget Reports	Review	9-11
B. Turf Reduction Proposals	Discuss/Vote	12-17
C. Front Entry Proposal	Discuss/Vote	18-19
<b>6. ARCHITECTURAL MATTERS</b>		
A. Architectural Report	Review	20-21
<b>7. MAINTENANCE MATTERS</b>		
A. Maintenance Report	Review	22-23
B. Monument Sign Repair Proposals	Discuss/Vote	24-28
<b>8. FINANCIAL MATTERS</b>		
A. Treasurer's Report	Verbal	None
B. Monthly Financials	Review/Accept	29-71
1. October 2025		
2. September 2025		
C. Reserve Study Update Proposal	Review/Vote	72
<b>9. PARKING MATTERS</b>		None
<b>10. MANAGER'S REPORT</b>		
A. Pending Action Items/Information		
1. To Do List	Review	73-74
B. New Business		
1. 2026 Management Services Contract Renewal	Discuss/Vote	75-88
<b>11. OTHER COMMUNICATION</b>		

**12. EXECUTIVE SESSION – Closed Session**

- A. Violation Report**
- B. Hearings**
- C. Contracts**
- D. Legal Matters**

**Adjourn**

Discuss/Review

89-97

**13. ADJOURNMENT/NEXT MEETING: March 18, 2026**

*All homeowners are invited to attend the meeting.*

---

*For remote login: Please identify name and address at sign in. For login assistance, call 510-865-3363 X355 or email [CAN@harborbay.org](mailto:CAN@harborbay.org)*

*This meeting will be recorded and then deleted for the purpose of minutes accuracy.*