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Meeting ID: 264651883108



A G E N D A
Board of Directors Meeting
MONDAY, JANUARY 26, 2026
6:30 P.M.

**THE MEETING WILL BE HELD IN PERSON AT
CHBI COMMUNITY CENTER, 3195 MECARTNEY ROAD, ALAMEDA
AND VIA VIDEO CONFERENCE**

JOIN IN THROUGH RING CENTRAL MEETINGS

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|------------------|------------|--|
| 6:30 P.M. | 1. | ROLL CALL |
| 6:32 P.M. | 2. | CALL TO ORDER/APPROVAL OF AGENDA |
| 6:35 P.M. | 3. | COMMUNITY REPORT
A. Community Report |
| 6:40 P.M. | 4. | HOMEOWNER'S OPEN FORUM/GUESTS |
| 6:50 P.M. | 5. | CONSENT CALENDAR
A. Committee Reports |
| 6:55 P.M. | 6. | APPROVAL OF MINUTES |
| 7:00 P.M. | 7. | COMMITTEES |
| 7:05 P.M. | 8. | ARCHITECTURAL MATTERS |
| 7:10 P.M. | 9. | LANDSCAPE
A. Reports
B. Landscape Maintenance Contract Renewal
C. Palm Tree Pruning – 115 Diapian
D. Plant Installation – 115 Asby
E. Tree Remove/Replace – 2935 Baywalk
F. Plant Installation – 105 Keil |
| 7:15 P.M. | 10. | MAINTENANCE MATTERS |
| 7:20 P.M. | 11. | FINANCIAL MATTERS
A. Financial Statements/Investments
B. Insurance Renewal |
| 7:30 P.M. | 12. | POOL MATTERS
A. Pool Cabana Roof Repair Proposals |
| 7:35 P.M. | 13. | PARKING MATTERS
A. Parking Permit Requests
1. 137 Jervis – New
B. Towing Company |
| 7:40 P.M. | 14. | MANAGER'S REPORT
<u>A. Pending Items/Information</u>
1. To Do List
<u>B. New Business</u>
1. Reports |
| 7:45 P.M. | 15. | EXECUTIVE SESSION
A. Current Violations
B. Homeowner Discipline/Hearing
C. Legal Matters
D. Personnel
E. Contracts
1. Towing Company
2. 2026 CHBIOA Management Contract Renewal |
| 8:00 P.M. | 16. | ADJOURNMENT |

ALL HOMEOWNERS ARE INVITED TO JOIN THE MEETING

FOR REMOTE LOGIN: PLEASE IDENTIFY NAME AND ADDRESS AT SIGN IN. FOR LOGIN ASSISTANCE, CALL 510-865-3363 X355 OR EMAIL CBR@HARBORBAY.ORG

(1) THIS MEETING WILL BE RECORDED AND THEN DELETED FOR THE PURPOSE OF MINUTES ACCURACY.