



CANTAMAR
Board of Directors Meeting
AGENDA

WEDNESDAY, JANUARY 7, 2026 - 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

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1-2
2. COMMUNITY MATTERS	Verbal/Review	
A. Village 5 Report – Gary Lym	Review	None
B. CHBIOA Minutes	Review	3-8
1. September 24, 2025		
2. October 22, 2025		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	9-11
A. 1. October 8, 2025		
5. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Reports	Review	12-14
B. Turf Reduction Proposals	Discuss/Vote	15-20
C. Front Entry Proposal	Discuss/Vote	21-22
6. ARCHITECTURAL MATTERS		
A. Architectural Report	Review	23-24
7. MAINTENANCE MATTERS		
A. Maintenance Report	Review	25-26
B. Monument Sign Repair Proposal - Update	Discuss/Vote	27-31
8. FINANCIAL MATTERS		
A. Treasurer's Report	Verbal	None
B. Monthly Financials	Review/Accept	32-96
1. November 2025		
2. October 2025		
2. September 2025		
C. Reserve Study Update Proposal	Review/Vote	97
9. PARKING MATTERS		None
10. MANAGER'S REPORT		
A. Pending Action Items/Information		
1. To Do List	Review	98-99
B. New Business		
1. 2026 Management Services Contract Renewal	Discuss/Vote	100-113

11. OTHER COMMUNICATION

12. EXECUTIVE SESSION – Closed Session

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

Adjourn

Discuss/Review

115-122

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

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