



CANTAMAR

Board of Directors Meeting

AGENDA

WEDNESDAY, JANUARY 7, 2026 - 6:00 P.M.

| <u>IN PERSON</u> | <u>OR</u> | <u>HYBRID/ONLINE: RING CENTRAL</u> | |
|---|-----------|---|-------------|
| Community Center 3195 Mecartney Road Alameda, CA 94502 | | 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.