

AGENDA

BOARD OF DIRECTORS MEETING

WEDNESDAY, FEBRUARY 11TH, 2026 – 6:30 PM

<u>In-Person:</u> Community Center 3195 Mecartney Road Alameda, CA 94502	HYBRID/ONLINE: RING CENTRAL https://v.ringcentral.com/join/907452265107 Telephone: +1 (650) 419-1505 (US West) Meeting ID: 907 452 265 107
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ACTION

1. **EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.**
 - a. **Violation Matters** Discuss/Review
 - i. **095-019752A**
 - ii. **095-093492**
 - b. **Legal Matters** Discuss/Review
 - c. **Contracts** None
2. **CALL TO ORDER/APPROVAL OF AGENDA** Verbal/Vote
3. **CHBIOA VILLAGE REPORT** Discuss/Review
4. **HOMEOWNER'S OPEN FORUM/GUESTS** Verbal (3mins each)
5. **MINUTES**
 - a. **Draft Minutes - January 14th, 2026** Discuss/Vote
6. **FINANCIAL MATTERS**
 - a. **Financial Statements** Discuss/Accept
 - i. **December 31st, 2025**
 - ii. **January 31st, 2026**
 - b. **Financial Distribution** Discuss/Review
 - c. **Executive Summary** Discuss/Review
 - d. **2027 Draft Reserve Study** Discuss/Review
 - e. **Insurance Updates** Discuss/Review
7. **ARCHITECTURAL MATTERS**
 - a. **Architectural Status Report** Review
 - b. **Maintenance Agreements**
 - i. **663 Centre Court** Review/Accept
 - ii. **311 Centre Court** Discuss/Review
8. **EV COMMITTEE BUSINESS**
 - a. **EV Committee Matters** Discuss/Review
9. **LANDSCAPE MATTERS**
 - a. **Landscape Updates** Discuss/Review
 - i. **AB1572 – Potable Water Restrictions**
 - b. **Terra Landscape Proposals** Discuss/Vote
 - i. **Irrigation Systems Check Proposals**
 - ii. **Bollard Removal Proposal**
 - c. **EBMUD Water Reports** None
10. **MAINTENANCE MATTERS**
 - a. **Job Summary Report/Updates (L/S & Maint.)** Discuss/Review
 - i. **Trip Hazard - Discussion**
 - b. **Maintenance Committee Business/Update** Verbal/Discuss
 - c. **PSL Updates/Contract - Streamline Presentation** Discuss/Approve
11. **HOSPITALITY COMMITTEE BUSINESS** Discuss
12. **OLD BUSINESS/NEW BUSINESS** Review
 - a. **Inspector of Elections – Marian Breitbart** Verbal/Vote
 - b. **Draft Annual Agenda & Meeting** Discuss/Review
13. **MANAGER'S REPORT** Verbal/Review
 - a. **Board Calendar**

ADJOURNMENT/NEXT MEETING DATE – March 11th, 2026 at 6:30 P.M.

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 X354 or email cct@harborbay.org

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