



**BOARD OF DIRECTORS MEETING
AGENDA
WEDNESDAY FEBRUARY 18, 2026 – 6:30 PM**

IN-PERSON
COMMUNITY CENTER
3195 Mecartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/490546591436>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 490546591436

Please identify your name and address at sign-in.

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER	Verbal	None
2. APPROVAL OF AGENDA		
a. February 18, 2026	Discuss/Vote	1 – 2
3. COMMUNITY REPORT		
a. October 2025 CHBIOA minutes	Verbal	3 - 6
4. HOMEOWNERS OPEN FORUM	Verbal	None
5. APPROVAL OF MINUTES		
a. November 19, 2025 minutes	Discuss/Vote	7 - 8
6. FINANCIAL MATTERS		
a. Financials Oct. & Dec. 2025	Discuss/Vote	9 - 60
b. Financials Jan 2026	Discuss/Vote	61 - 86
c. Management Contract 2026	Discuss/Vote	87 - 100
d. Reserve Study 2026-2027	Discuss/Vote	101-126
e. SEA Insurance renewal 2026-2027	Discuss/Vote	127-148
7. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	None
b. SEA roofing guidelines FINAL	Discuss/Vote	149-154
8. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	None
b. EBMUD water reports	Verbal	155-156
c. Mulch on Curb strips memo	Verbal	157-160
9. ARCHITECTURAL MATTERS		
a. Architectural Report	Verbal	None
b. Retaining Wall Project	Verbal	None

10. MANAGERS REPORT

a. Managers Report	Verbal	161-162
b. Inspector of election 2026	Discuss/Vote	163-164
c. Banking info memo	Verbal	165-166

11. EXECUTIVE SESSION

a. Violation Report	Verbal	167-168
b. Follow up account # 070-254946	Verbal	169-180
c. Follow up account # 070-255083A	Verbal	181-189

12. ADJOURN/NEXT MEETING DATE

Next meeting will be Seastrands Annual meeting
Scheduled for Wednesday, May 20, 2026 at 6:30pm.
Ballot count starts at 6:00pm

All meetings are recorded for the accuracy of the minutes.