

AGENDA

BOARD OF DIRECTORS MEETING

WEDNESDAY, DECEMBER 11TH, 2024 AT 6:30 P.M.

IN-PERSON

Harbor Bay Isle Community Center
3195 Mecartney Road, Alameda, CA 94502

OR

HYBRID VIA. RING CENTRAL

<https://meetings.ringcentral.com/j/9227490801>

Or Telephone: US: +1 (623) 404-9000

Meeting ID: 922 749 0801

1. EXECUTIVE SESSION (For Board Members Only) 6:00 P.M.
 - a. Violations
 - b. Legal Matters
 - c. Contracts
2. CALL TO ORDER/APPROVAL OF AGENDA
3. COMMUNITY REPORT
4. HOMEOWNER'S OPEN FORUM
5. BOARD ORGANIZATION
6. MINUTES
7. RULES AND REGULATIONS
8. FINANCIAL MATTERS
 - a. Treasurer's Report & Review of Financial Statements
 - b. Financial Distribution
 - c. Future Project Funding Strategy
 - d. 2024 Audit & Engagement Letter
9. ARCHITECTURAL MATTERS
 - a. Architectural Status Report
10. LANDSCAPE MATTERS
 - a. Jobs Report
 - b. Terra Landscape Update
 - c. EBMUD Water Reports
 - d. Landscaping Proposals
 - i. 2025 Terra Landscaping Contract
11. MAINTENANCE MATTERS
 - a. Jobs Report
 - b. Maintenance Committee Business/Project Updates
 - c. Maintenance Proposals
 - i. Gutters & Downspouts
 - d. Pest Inspection Report
12. HOSPITALITY COMMITTEE BUSINESS
13. NEWSLETTER
14. OLD BUSINESS / NEW BUSINESS
 - a. EV Committee
 - b. Emergency Planning Discussion
15. MANAGERS' REPORT
 - a. Board Calendar
16. ADJOURN REGULAR MEETING/NEXT MEETING DATE: **1/8/2025 AT 6:30 P.M.**

All Centre Court homeowners are invited to join the meeting.

Please identify name and address for remote sign in. For login assistance, call 510-865-3363 X354 or email cct@harborbay.org

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

MEETING RULES: No audio or video recording allowed by attendees. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.