



PELICAN BAY
ESTATES

**HOMEOWNERS
ASSOCIATION INC.**

BOARD OF DIRECTORS MEETING

AGENDA

TUESDAY, JANUARY 21, 2025 – 6:00 PM

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

OR

HYBRID/ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/395468128>

Telephone: +1 (650) 4191505

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNITY MATTERS**
 - A. Village 4 Report – Bassey Obot
 - B. CHBIOA Minutes
- 4. APPROVAL OF MINUTES**
 - A. Regular Minutes
 - B. Emergency Minutes
- 5. HOMEOWNERS OPEN FORUM**
- 6. ARCHITECTURAL MATTERS**
 - A. Architectural Report
 - B. Paint Palette and Guideline Adoption
- 7. LANDSCAPE MATTERS**
 - A. Landscape Report
 - B. EBMUD Report/Meter Reading
 - C. Terra Landscape Report
 - D. Terra Landscape 2025 Contract
 - E. Terra Landscape Proposal
 - F. Tree Removal Proposal
- 8. MAINTENANCE MATTERS**
 - A. Maintenance Report
 - B. Playground Inspection Reports
 - C. Playground Repair Proposals
- 9. FINANCIALS MATTERS**
 - A. Treasurer's Report
 - B. Monthly Financials

- C. Reserve Study Proposal
- 10. PRESIDENT’S REPORT**
 - A. President’s Update Report
- 11. MANAGER’S REPORT**
 - A. Completed/Pending/Action Items/ Information
- 12. NEW BUSINESS**
 - A. CHBIOA 2025 Management Contract
 - B. Approval of Candidates
 - C. Inspector of Election – Mita Raval
- 13. OLD BUSINESS**
 - A. Holiday Light Contest Update
- 14. OTHER COMMUNICATIONS**
- 15. EXECUTIVE SESSION**
 - A. Legal Matter
 - B. Contracts
 - C. Violation Report
 - D. Hearings
 - E. Violation Letters
- 16. ADJOURNMENT/NEXT REGULAR MEETING DATE: Tuesday, March 18, 2024**