



**PELICAN BAY**  
ESTATES

HOMEOWNERS  
ASSOCIATION INC.

**BOARD OF DIRECTORS MEETING  
AGENDA  
TUESDAY, MARCH 17, 2026 – 6:00 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.*

	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
<b>1. CALL TO ORDER</b>	Verbal	None
<b>2. APPROVAL OF AGENDA</b>	Discuss/Vote	1 – 2
<b>3. COMMUNITY REPORT</b>		
a. CHBIOA 12.10.25 Minutes	Verbal	3 – 6
b. Flock summary presentation	Verbal	7 - 10
<b>4. HOMEOWNERS/GUEST OPEN FORUM</b>	Verbal	None
<b>5. PRESIDENTS REPORT</b>	Verbal	None
<b>6. APPROVAL OF MINUTES</b>		
a. January 20, 2026 minutes	Discuss/Vote	11-14
<b>7. FINANCIAL MATTEERS</b>		
a. January Financials	Discuss/Vote	15-40
b Reserve Study 2026 -2027 V1	Discuss/Vote	41- 96
c. Pelican Bay Insurance Renewal 2026-2027	Discuss/Vote	97-216
<b>8. LANDSCAPE MATTERS</b>		
a. Landscape Report	Verbal	217-218
b. EBMUD Reports	Verbal	219-222
c. 1 Shamrock Lane	Verbal	223-242
d. A Plus Tree removal replacement prop #392644	Discuss/Vote	243-248
e. Terra Lawn Conversion prop #3073693	Discuss/Vote	249-254
f. Fallen Tree (Terra) memo	Verbal	255-256
g. Terra Main line repair proposal #3074593	Discuss/Vote	
<b>9. MAINTENANCE MATTERS</b>		
a. Maintenance Report	Verbal	257-258
b. Walkway asphalt BIDS II	Discuss/Vote	259-288
c. Light Poles Follow up	Discuss/Vote	289-302
d. 1 Shamrock Lane slab	Discuss/Vote	303-328

**10. ARCHITECTURAL MATTERS**

a. Architectural Report	Verbal	None
-------------------------	--------	------

**11. MANAGERS REPORT**

a. Pending Task/Information	Verbal	329-330
b. Annual Meeting/ Board members info	Discuss/Vote	331-336
c. Recognition for Urban Painting	Verbal	337-344

**12. EXECUTIVE SESSION**

a. Violation Report	Verbal	None
b. Account 087-308858 Follow up	Verbal	345-352

**13. ADJOURNMENT/NEXT REGULAR MEETING DATE:**

Next meeting is Pelican Bay’s Annual meeting, scheduled for Tuesday, April 21, 2026 at 6:00pm.  
Ballot count start a 5:00pm.