



CANTAMAR
Board of Directors Meeting

AGENDA

WEDNESDAY, MARCH 18, 2026 - 6:00 P.M.

IN PERSON
Community Center
3195 Mecartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/881047329015>
Telephone: Dial: US: +1(650) 419-1505
Meeting ID: 881047329015

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER/APPROVAL OF AGENDA	Verbal	1-2
2. COMMUNITY MATTERS	Verbal/Review	
A. Village 5 Report – Gary Lym	Review	None
B. CHBIOA Minutes	Review	3-6
1. December 10, 2025		
3. HOMEOWNERS & GUESTS OPEN FORUM	Verbal	None
4. APPROVAL OF MINUTES	Discuss/Vote	7-9
A. 1. January 7, 2026		
5. LANDSCAPE MATTERS		
A. Landscape Report/EBMUD Water Budget Reports	Review	10-14
6. ARCHITECTURAL MATTERS		
A. Architectural Report	Review	15-17
7. MAINTENANCE MATTERS		
A. Maintenance Report	Review	None
B. Monument Sign Repair Proposal - Update	Discuss/Ratify	None
C. PSL Project – Phase 2 Change Order	Discuss/Vote	18-21
D. PSL Project – Phase 3 Proposal	Discuss/Vote	22-25
8. FINANCIAL MATTERS		
A. Treasurer’s Report	Verbal	None
B. Monthly Financials	Review/Accept	26-66
1. January 2026		
2. December 2025		
C. Financial Review and Tax Preparation Proposal	Review/Vote	67-69
D. Reserve Study Draft	Review/Vote	If received
E. 2025-2026 Draft Budget	Review/Vote	70
9. PARKING MATTERS		None
10. MANAGER’S REPORT		
A. Pending Action Items/Information		
1. To Do List	Review	71-72
B. New Business		
11. OTHER COMMUNICATION	Review	73-76

12. EXECUTIVE SESSION – Closed Session

- A. Violation Report**
- B. Hearings**
- C. Contracts**
- D. Legal Matters**

Adjourn

Discuss/Review

78-84

13. ADJOURNMENT/NEXT MEETING: June 17, 2026

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 X355 or email CAN@harborbay.org

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