



**PELICAN BAY**  
ESTATES

HOMEOWNERS  
ASSOCIATION INC.

**BOARD OF DIRECTORS MEETING  
AGENDA  
TUESDAY, MAY, 19 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. APPROVAL OF MINUTES</b>		
a. April 21, 2026 annual & Organizational minutes	Discuss/Vote	3 - 6
<b>4. COMMUNITY REPORT</b>	Verbal	None
<b>5. HOMEOWNERS/GUEST OPEN FORUM</b>	Verbal	None
<b>6. FINANCIAL MATTEERS</b>		
a. February & March 2026 Financials	Discuss/Vote	7 - 68
<b>7. LANDSCAPE MATTERS</b>		
a. Landscape Report	Verbal	69-72
b. EBMUD Reports	Verbal	73-76
c. Terra proposals #3074152, #3074707	Discuss/Vote	77-82
d. A plus Tree proposals	Discuss/Vote	83-94
e. Phase 1 Lawn conversion proposal (Terra)	Discuss/Vote	95-96
f. Irrigation repair #3075279 (manager approved)	Verbal	97-100
<b>8. MAINTENANCE MATTERS</b>		
a. Maintenance Report	Verbal	101-102
b. 1 Shamrock Lane	Discuss/Vote	103-144
c. 12 Kara Road	Verbal	145-150
<b>9. ARCHITECTURAL MATTERS</b>		
a. Architectural Report	Verbal	151-152
<b>10. MANAGERS REPORT</b>		
a. Pending Task/Information	Verbal	None

**11. EXECUTIVE SESSION**

a. Violation Report

Verbal

None

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

Next Pelican Bay Board of Directors meeting is scheduled for Tuesday, July 21, 2026 at 6:00pm.