



PELICAN BAY ESTATES

HOMEOWNERS ASSOCIATION INC.

BOARD OF DIRECTORS MEETING AGENDA

TUESDAY, JULY, 21 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.

	<u>ACTION</u>	<u>PAGE</u>
1. CALL TO ORDER	Verbal	None
2. APPROVAL OF AGENDA	Discuss/Vote	1 – 2
3. APPROVAL OF MINUTES		
a. May 19, 2026 minutes	Discuss/Vote	3 - 6
4. COMMUNITY REPORT		
a. CHBIOA 3.25.26 minutes	Verbal	7-12
5. HOMEOWNERS/GUEST OPEN FORUM	Verbal	None
6. FINANCIAL MATTERS		
a. April & May 2026 Financials	Discuss/Vote	13-74
b. PLB insurance Rep.	Verbal	None
7. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	None
b. EBMUD Reports	Verbal	75-78
c. Terra proposal #3076403 (manager approved)	Verbal	79-84
d. A plus Tree proposals (4 areas)	Discuss/Vote	87 - 110
e. Irrigation Check proposals (Terra)	Discuss/Vote	113-130
f. Lawn conversion (Terra)	Verbal	None
g. Carousel area Irrigation proposal (Terra)	Discuss/Vote	131-138
h. Mulch Installation proposal (Terra)	Discuss/Vote	139-142
8. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	None
9. ARCHITECTURAL MATTERS		
a. Architectural Report	Verbal	143-144
b. Lawn Ornaments new rule – draft letter	Discuss/Vote	145-170

10. MANAGERS REPORT

a. Board Training classes memo style	Verbal	171-172
b. Budget req. memo style	Verbal	173-174

11. EXECUTIVE SESSION

a. Violation Report	Verbal	175-177
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12. ADJOURNMENT/NEXT REGULAR MEETING DATE:

Next Pelican Bay Board of Directors meeting is scheduled for Tuesday, September 15, 2026 at 6:00pm.

SIGN

DATE

POSITION