



**BOARD OF DIRECTORS MEETING
AGENDA
WEDNESDAY AUGUST 19, 2026 – 6:30 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 a. February 18, 2026	Discuss/Vote	1 – 2
3. COMMUNITY REPORT a. March 25, 2026 CHBIOA minutes	Verbal	3 - 8
4. HOMEOWNERS OPEN FORUM	Verbal	None
5. APPROVAL OF MINUTES a. May 20, 2026 annual & Organizational minutes	Discuss/Vote	9 –12
6. FINANCIAL MATTERS a. Financials February & March 2026 b. Financials April, May & June 2026 c. Financial engagement letter	Discuss/Vote Discuss/Vote Discuss/Vote	13–64 65–142 143-148
7. MAINTENANCE MATTERS a. Maintenance Report	Verbal	None
8. LANDSCAPE MATTERS a. Landscape Report b. EBMUD water reports c. Backflow test (manager approved) d. Mulch Curb strips proposal	Verbal Verbal Verbal Discuss/Vote	None 149-150 151-156 157-160
9. ARCHITECTURAL MATTERS a. Architectural Report b. Retaining Wall Project	Verbal Verbal	None 161-164
10. MANAGERS REPORT a. SEA Board vacancies/apointments	Discuss/Vote	165-168

11. EXECUTIVE SESSION

a. Violation Report

Verbal

169-170

12. ADJOURN/NEXT MEETING DATE

Next meeting will be Seastrands Annual meeting

Scheduled for Wednesday, November 18, 2026 at 6:30pm.

All meetings are recorded for the accuracy of the minutes.