



PELICAN BAY
ESTATES

**HOMEOWNERS
ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETING
AGENDA**

TUESDAY, SEPTEMBER 15, 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. July 21, 2026 minutes	Discuss/Vote	3 - 6
4. COMMUNITY REPORT		
a. CHBIOA 5.27.26 minutes	Verbal	7 -10
b. CHBIOA 6.24.26 minutes	Verbal	11-14
5. HOMEOWNERS/GUEST OPEN FORUM	Verbal	None
6. FINANCIAL MATTERS		
a. June & July 2026 Financials	Discuss/Vote	15-70
b. Financial Review 2026 DRAFT	Discuss/Vote	71-80
c. PLB backflow 2026 ACE prop. (manager approved)	Verbal	81-90
7. LANDSCAPE MATTERS		
a. Landscape Report	Verbal	None
b. EBMUD Reports	Verbal	75-78
c. Terra proposal #3077826 (manager approved)	Verbal	95-96
d. Conversion prop. #3073693, 3077082 (rebate applies)	Discuss/Vote	97 - 110
e. Controller prop. #3078178, 3076409, 3076837 (rebate applies)	Discuss/Vote	111-118
f. Irrigation checks prop. #3073796, 3073792	Verbal	119-128
g. Thurles & Wexford prop. #3077196	Discuss/Vote	129-132
h. Carousel – improve bench structure prop #3078231	Discuss/Vote	133-134
8. MAINTENANCE MATTERS		
a. Maintenance Report	Verbal	None
b. Fence committee/Replacement fence on Aughinbaugh	Discuss/Vote	135-140
c. 41 Vista concern memo style	Discuss/Vote	141-146
d. Table/playground signage	Verbal	None

9. ARCHITECTURAL MATTERS

a. Architectural Report	Verbal	147-148
b. Lawn Ornaments new rule – draft letter	Discuss/Vote	149-152

10. MANAGERS REPORT

a. Fine Schedule conversation	Verbal	153-160
b. Beat meeting memo style	Verbal	161-162

11. EXECUTIVE SESSION

a. Violation Report	Verbal	None
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12. ADJOURNMENT/NEXT REGULAR MEETING DATE:

Next Pelican Bay Board of Directors meeting is scheduled for Tuesday, November 17, 2026 at 6:00pm.