



**BOARD OF DIRECTORS SPECIAL MEETING
AGENDA
TUESDAY, OCTOBER 27, 2026 – 6:30 PM**

IN-PERSON
COMMUNITY CENTER
3195 McCartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL
<https://v.ringcentral.com/join/ssoogian>
Telephone: +1 (650) 419-1505 (US West)
Meeting ID: 395 468 128
Please identify your name and address at sign-in.

ACTION

Verbal

Discuss/Vote

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. BOARD APPOINTMENT

- Director Appointment – Shawn Aini
- Officer Organization

4. HOMEOWNERS/GUEST OPEN FORUM

Verbal (3 mins per H/o)

- Pest Control

5. LANDSCAPE MATTERS

A. Landscape Report

Verbal/Review

- Landscape Chair Report
- Terra Monthly Activity Report

B. Landscape Proposals

Discuss/Vote

- Site Wide – Deep Root Fertilization (Tree Sculpture; 5462)
- **MANAGER APPROVED** **Review**
 - 207 Harbor Road – Cap Bubbler (Terra; 8165)
 - 2750 Sea View Pkwy – Plant Installation (Terra; 8168)
 - 708 Harbor Road – Bubbler Replacement (Terra; 8353)
 - 720 Harbor Road – Install Additional Sprinkler (Terra; 8596)
 - In Between 704/708 Harbor Road – Plant Installation (Terra; 8599)
 - 415 Harbor Road – Sprinkler Replacement (Terra; 8658)
 - 704 Harbor Road – Sprinkler Installment (Terra; 8661)
 - 703 Harbor Road – Lateral Line Repair (Terra; 8665)
 - Near Controller 712 Harbor Road – Sprinkler Replacement (Terra; 8667)
 - 203 Harbor Road – Sprinkler Replacement (Terra; 8670)

6. MAINTENANCE MATTERS

A. Trim Paint Project Update

Verbal/Review

B. Exterior Paint Standards and Rules Adoption

Discuss/Vote

- Comment Received

7. APPROVAL OF MINUTES

Discuss/Vote

A. Regular Meeting Minutes

- September 03, 2026

8. FINANCIAL MATTERS

A. Monthly Financials

Discuss/Accept

- August 30, 2026

B. 2027 Budget - Draft

Discuss/Vote

C. Reserve Study – Draft

Discuss/Vote

D. Insurance Renewal

Discuss/Vote

9. ADJOURN/NEXT MEETING DATES: November 19, 2026 – Regular Meeting (Due to Holiday)