

*Community of
Harbor Bay Isle
Owners' Association
CHBIOA*

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CHBIOA

Minutes

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 83152527180
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JUNE 25, 2025

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Gary Hoffer, Director
Lee Harris, Director
Tim Coffey, Director

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager
Javier Silva, Director of Security

CALL TO ORDER
Vice President Lym called the meeting to order at 6:45 PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted by President Pai. Members present are listed above. The Board reviewed the agenda. President Pai motioned to move Director Javier Silva's verbal Security Report to before Open Forum.

President Pai moved to accept the agenda with the one change noted above. Treasurer Paul Beusterien seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

Staff report given by Security Director Javier Silva.

OPEN FORUM
Homeowners spoke during Open Forum.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on April 30, 2025.

Secretary Hoffer motioned to approve the minutes as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris and Coffey); none opposed.

Secretary Hoffer motioned to approve the rest of the Consent Calendar as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed.

REPORTS

A. CLASS
No report was presented or submitted.

B. Directors
Director Coffey had nothing new to report.

Director Harris informed the Board that he had lunch with Mr. Aidan Barry regarding development plans for the Landing.

Secretary Hoffer reported that the flashing signal lights have been installed and are working. He added that CBR has completed their PSL project and has lowered their association dues by \$137.00/month.

Vice President Lym had nothing new to report.

President Pai stated none of his associations met since the previous meeting, so nothing to report.

Treasurer Beusterien had nothing new to report.

C. Executive Director/Staff

ED Jaeger updated the Board regarding The Landing Shopping Center.

FINANCIALS-APRIL & MAY, 2025 FINANCIALS AND DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted.

Vice President Lym motioned and President Pai seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

VOTE: Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

OLD BUSINESS

A. BOD Training & CAC Training Update

ED Jaeger reported to the Board that the Board Trainings held in April and May were the most well-attended trainings. She added that we are in the process of setting a date for the Community Architectural Committee (CAC) to do training with Attorney Jasmine Hale as well regarding the laws and architectural guidelines.

B. 50-ish Update and Budget

Ms. Vasquez stated that plans were being finalized for the 50-ish and work was beginning on the event layout.

C. Packet Landing Trees

ED Jaeger advised the Board of the liability determined by arborist Joe Berg to replace trees that were removed along Packet Landing Road. Director Coffey expressed interest in contributing to the plans for replanting this area. ED Jaeger advised the Board that Maintenance Director Joe Landaeta will attend the next board meeting to discuss further.

D. Cat Relocation Update

ICRA Liaison and Woodbridge homeowner Ms. Debbie Damele submitted an update for the Board to review. Progress is being made to relocate the cats further away from the Community Center building.

E. Maintenance Update

ED Jaeger advised the Board that the lagoon would be treated 7/1/25.

ED Jaeger informed the Board that new concrete signs will be installed in the parking lot and near the bollards.

ED Jaeger stated that an area in Columbia HOA is being used as a test safety corridor due to its numerous trip hazards and blind spots.

F. Flock Update

ED Jaeger reported that access has been given to us for the insights dashboard. She added that data is being shared with police departments in Alameda, Oakland, San Leandro, and the Sheriff's Office. We will be requesting an annual update from FLOCK.

NEW BUSINESS

a) Restatement of Governing Documents

ED Jaeger discussed with the Board the benefits of updating the Community's CC&Rs in light of recent changes regarding the Landing.

Vice President Lym motioned and President Pai seconded to begin investigating updating the CC&Rs and to work with Director Harris on it.

VOTE: Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

b) Drones for Lagoon Curb Wall Integrity

ED Jaeger informed the Board of a proposal received that had a lower cost of \$4000, instead of \$21,000, to inspect our lagoon curb walls with thermal imaging by drones.

Secretary Hoffer motioned and Vice President Lym seconded to accept the proposal above.

VOTE: Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

c) Village 4 Village Rep. Appointment

ED Jaeger advised the Board that a candidate who had expressed interest in being appointed as Village 4 representative has not turned in any candidate statement to date. The position is open and a suitable candidate is being sought to be reviewed by the Board.

d) Communications

The Board reviewed communications. Ms. Vasquez reminded the Board of the upcoming Document Shredding/E-Waste Recycling/Salvation Army Donation Drive Drop-Off Event scheduled for Saturday, 6/28/25 from 9am to noon in the Community Center parking lot.

ADJOURNMENT TO EXECUTIVE SESSION- 8:20PM

Personnel and legal issues were discussed.

ADJOURNMENT- 8:28PM

President Pai motioned and Vice President Lym seconded to adjourn the meeting at 8:28pm.

VOTE: Motion carried unanimously: 6 in favor (Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for August 27, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
APRIL 30, 2025

BOARD MEMBERS PRESENT: Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Gary Hoffer, Director
Lee Harris, Director
Tim Coffey, Director

BOARD MEMBERS ABSENT: Bill Pai, President

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

Vice President Lym called the meeting to order at 6:45 PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Vice President Lym. Members present are listed above. The Board reviewed the agenda.

Secretary Hoffer motioned to accept the agenda as submitted. Director Harris seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Lym, Beusterien, Hoffer, Obot, Harris, and Coffey); none opposed or abstained.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on March 26, 2025.

Secretary Hoffer motioned to approve the minutes as submitted. Director Harris seconded the motion.

VOTE: Motion carried (5 in favor-Lym, Beusterien, Hoffer, Harris and Coffey); 1 abstention (Obot); none opposed.

Secretary Hoffer motioned to approve the rest of the Consent Calendar as submitted. Director Harris seconded the motion.

VOTE: Motion carried (5 in favor-Lym, Beusterien, Hoffer, Harris, and Coffey); 1 abstention (Obot); none opposed.

REPORTS

A. CLASS

No report was presented or submitted.

B. Directors

Director Obot notified the Board that he is resigning from his position as Village 4 Representative effective immediately. He thanked the Board; the Board thanked Director Obot. He then left the meeting.

Treasurer Beusterien stated that BIP HOA and Terra Landscaping have been nominated for a state landscaping award pertaining to non-functional turf. He added that the BIP Landscaping Committee is offering to collaborate with other HOAs in similar areas.

Secretary Hoffer reported that CBR HOA has been notified by EBMUD of satisfactory completion of their PSL work and will be issuing the certificates in the next 6-8 weeks. He reported that CBR HOA will be having a pool party on May 18, 2025 from 1-4pm to dedicate a few recently installed plaques. Secretary Hoffer informed the Board that CCV HOA is still requesting the security reports but in a redacted form; they are also considering receiving quarterly reports from Security Director Silva, similar to what he provides at annual meetings.

Director Harris informed the Board that Temple Israel has received a security grant from the state and federal governments to improve security at the temple. They have submitted an architectural application for the improvements they want to make.

Director Coffey stated he attended the board meetings in his village and introduced himself to them. He reported that BLH HOA is interested in having a speed bump installed on Packet Landing Road near the entrances to BLH and CCT HOAs; however, CCT HOA is not very interested at this time. Director Coffey will check back.

Vice President Lym stated his associations would appreciate a quarterly security report similar to what Secretary Hoffer mentioned earlier. He added that he has a few annuals meeting this month that he will be attending.

C. Executive Director/Staff

ED Jaeger reported she is working with some of the Associations developing a process regarding their reserve plans as some cannot cover the repairs required of the association.

Ms. Vasquez reported that the Volunteer Appreciation Event was well received and indicated that the satisfaction surveys for the event were included in the agenda package for review.

FINANCIALS-MARCH, 2025 FINANCIALS AND DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted. ED Jaeger noted that a payment plan is in place for the account on the delinquency report.

Director Harris motioned and Secretary Hoffer seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

VOTE: Motion carried unanimously (5 in favor-Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

OLD BUSINESS

A. BOD Training-Update

Ms. Vasquez reported that the last Board Training for this year is scheduled for 5/28/25. There are currently 35 board members and staff signed up to attend. It will be held after a shortened Master Board meeting that same day beginning at 5:00pm.

B. Legislation SB 677 & AB 739

ED Jaeger advised the Board that the noted legislation has lost momentum; it is being re-worked and is anticipated to be brought back for consideration in 2026.

NEW BUSINESS

a) CHBIOA 2024 Financial Audit & Taxes

The Board reviewed the CHBIOA 2024 Financial Audit and Taxes as submitted.

Director Harris motioned and Secretary Hoffer seconded the motion to accept the 2024 Financial Audit & Taxes as submitted.

VOTE: Motion carried unanimously (5 in favor-Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

b) Communication

The Board reviewed communications. ED Jaeger updated the Board on correspondence received regarding floating duck habitats in the lagoon.

ADJOURNMENT TO EXECUTIVE SESSION- 7:25PM

Personnel and legal issues were discussed.

ADJOURNMENT-7:47PM

Director Harris motioned and Treasurer Beusterien seconded to adjourn the meeting at 7:47pm.

VOTE: Motion carried unanimously: 5 in favor (Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for June 25, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
MARCH 26, 2025

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Gary Hoffer, Director
Lee Harris, Director
Tim Coffey, Director

BOARD MEMBERS ABSENT: Bassey Obot, Secretary

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER
President Pai called the meeting to order at 6:45 PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

Director Hoffer motioned to accept the agenda as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Hoffer, Harris, and Coffey); none opposed or abstained.

PRESENTATION-MR. SCOTT WIKSTROM, CITY OF ALAMEDA, CITY ENGINEER
Mr. Wikstrom addressed the City's plans for paving for Bay Farm Island and upcoming implementations of those plans.

OPEN FORUM
Homeowners spoke during Open Forum.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on February 26, 2025.

Vice President Lym motioned to approve the minutes as submitted. Treasurer Beusterien seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris; **Coffey left the meeting at 7:50pm**); no abstentions; none opposed.

Vice President Lym motioned to approve the rest of the Consent Calendar as submitted. Director Hoffer seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); no abstentions; none opposed.

REPORTS

A. CLASS

President Pai reported that a settlement has been reached. Specifics to be reported back next month by CLASS President Jon Hamilton.

B. Directors

Director Harris stated the Commercial Village is quiet right now and there was nothing new to report.

Vice President Lym stated there was nothing new to report at this time.

Director Hoffer reported that CBR has taken the first step (a small project) in the conversion of 60,000 sq. ft. of non-functional turf.

President Pai said that SEA had questions about the airport settlement. He was unable to attend the meetings for LTB, BVH, and SPC.

Treasurer Beusterien stated that BIP HOA had their Annual Meeting. He added that the lights in their association have been replaced with LED lights and they are making progress on their non-functional turf. He also attended the Beat 33/34 meeting, where APD reported that crime is down overall, except at the Business Park.

C. Executive Director/Staff

ED Jaeger reported working with the City of Alameda on trees.

FINANCIALS-FEBRUARY, 2025 FINANCIALS AND DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted. ED Jaeger noted that the delinquency settlement approved last month has been paid in full.

Vice President Lym motioned and Director Hoffer seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. Harbor Bay's 50ish Celebration-Update

Ms. Vasquez reported that planning for the 50-ish Celebration is under way.

B. Volunteer Appreciation Event-Update

Ms. Vasquez announced that plans are being finalized for the upcoming Board Member Volunteer Appreciation Event, set for Wednesday, April 2, 2025 from 5:15pm-8:00pm.

C. BOD/CAC Training

Ms. Vasquez announced there was a change in dates for the upcoming board trainings. The three dates are Monday, April 14, 2025, Wednesday, April 16, 2025, and Wednesday, May 28, 2025. Actual sign-up sheets will be available at the Volunteer Appreciation Event.

ED Jaeger advised the Board of plans to have a CAC training with an attorney so that they know the various laws that pertain to the work they do for the Community. President Pai stated he would like to attend this training as well.

NEW BUSINESS

a) Welcome New Village Representatives

The Board welcomed Village 3-B Representative Tim Coffey to the Board. He is taking the place of Director Cheryl Paterson. The Board also acknowledged Mr. Lym being re-elected to represent Village 5, Mr. Beusterien being re-elected to represent Village 2, and Mr. Harris being officially voted in to represent Village 1-C Commercial, which has been vacant for quite a while.

b) Election of Officers

Director Lym motioned to nominate the same positions as last year except change the Secretary to Director Hoffer since Director Obot was not present. Director Beusterien seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

c) Appointments

Director Harris motioned to appoint Directors Lym, Hoffer, and Beusterien to the Finance Committee. Vice President Lym seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

Vice President Lym nominated Director Harris to serve as the IDR Representative. Treasurer Beusterien seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

ED Jaeger asked the Board if they would like to appoint someone to hear architectural appeals. She advised them that in recent years, there have been very few appeals actually being referred to the Master Board. The Board agreed to hear architectural appeals as a whole, no appointment needed.

d)Code of Conduct/Civility Pledge

ED Jaeger advised the Board that these forms are to be completed every year. Ms. Vasquez collected the signed forms from the attending board members and will follow-up with those absent.

e) City Crime Website

The Board tabled demonstration of the City's crime website due to time constraints.

f) New Legislation-SB 677 & AB739

ED Jaeger advised the Board of the SB 677, which says that if a home is damaged, a homeowner in an HOA can rebuild bigger than what was damaged (not required to be like for like), and AB 739, which will require association managers to have real estate licenses. ED Jaeger said that both of these bills will be discussed at her upcoming large-scale conference. The Board agreed to table further discussions until following the conference.

g) Electronic Voting

Director Harris motioned to have CHBIOA maintain their current voting rules and not do electronic voting. Secretary Hoffer seconded.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

h) Feral Cat Colonies-Policy

ED Jaeger advised the Board of the issue of feral cat colonies in various locations including at the Community Center, at Harbor Bay landing Shopping Center, and at the Harbor Bay Club. Residents, trying to do good, are exacerbating the issue with multiple feedings, bringing toys and beds for them, all of which is a health and safety concern. Ms. Debbie Damele, a WDB

homeowner, is affiliated with ICRA (island Cat Rescue of Alameda). She advised the Board that the colonies noted will be slowly migrated away from businesses and out of public view in hopes of decreasing feedings, etc. ICRA feeds the cats responsibly once daily and makes sure that leftovers are taken away so as not to attract rodents and other critters. The Board agreed not to ban the feral cat colonies but instead to work with ICRA to responsibly relocate and feed the cats by a designated person/organization, specifically ICRA. Ms. Damele agreed to work with the Board and ED Jaeger on this.

MOTION: Director Harris motioned to work with ICRA to manage the cat colonies and give them two months to migrate the colonies away from the building. Treasurer Beusterien seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

i) April Meeting Date Change

Due to the unavailability of a few board members and ED Jaeger, the Board agreed to change the meeting date for April to the 30th.

Secretary Hoffer motioned to reschedule the April meeting date to Wednesday, April 30, 2025, instead of April 23rd. Vice President Lym seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT TO EXECUTIVE SESSION- 9:06PM

Personnel and legal issues were discussed.

ADJOURNMENT-9:15PM

President Pai motioned and Director Hoffer seconded to adjourn the meeting at 8:15pm.

VOTE: Motion carried unanimously: 5 in favor (Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for April 30, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
FEBRUARY 26, 2025

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

President Pai called the meeting to order at 6:46 PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda. President Pai requested a change to the agenda, specifically to move #6a CLASS to earlier on the agenda before #3 Presentation-City of Alameda Public Works.

Director Hoffer motioned to change the agenda according to President's Pai's request. Vice President Lym seconded the motion.

VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

PRESENTATION-MS. ERIN SMITH, CITY OF ALAMEDA, PUBLIC WORKS DIRECTOR

Ms. Smith addressed the City's plans for Bay Farm Island and upcoming implementations of those plans.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on January 29, 2025.

Vice President Lym motioned to approve the minutes as submitted. Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

Director Hoffer motioned to approve the rest of the Consent Calendar as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

REPORTS

A. CLASS

Jon Hamilton reported that a settlement is coming quickly, but details are not yet available to discuss. He hopes to report back at the next board meeting.

B. Directors

Secretary Obot reported that PRM HOA did not meet due to lack of quorum.

Director Harris stated the Commercial Village is quiet right now and there was nothing new to report.

Vice President Lym stated there was nothing new to report at this time. However, he did ask if it would be possible for Security Director Silva to give quarterly security reports at regular board meetings and not just at the annuals.

Director Hoffer reported that CBR's PSL work came in 11% under budget so there was no need to use the line of credit. He added that two days after the last board meeting, there was a mail theft, and then more recently, there was a theft in BWV.

President Pai said that only SEA HOA met since our last Master Board meeting. The City has been moving on coastal erosion at SEA and will be reinforcing the retaining wall over the next 2-3 years. The estimated cost is approximately \$500,000. President Pai also noted the great increase in insurance costs. SEA has been working with Kelly Lux State Farm to obtain more reasonable rates. President Pai stated that SEA is in favor of the Bike Lane Resolution.

Treasurer Beusterien stated that BIP HOA is in support of the resolution on bike lanes.

Director Paterson reported that EBMUD still wants to check the sewer laterals at BLH HOA; this will be the third inspection. She stated that BLB HOA is done with their PSL and that EBMUD came twice for inspections. Director Paterson advised the Master Board to listen to their membership and not get emotionally involved in their requests/comments.

C. Executive Director/Staff

ED Jaeger informed the Board that longtime owner and Baywood Village board member Lisa Jasper passed away.

ED Jaeger advised the Board of a new CACM designation she's earned, CAM-EX, Community Association Manager-Executive, and showed them the Leadership Award she was given at the recent 2025 CACM Law Seminar.

FINANCIALS-JANUARY, 2025 FINANCIALS AND DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted.

Vice President Lym motioned and President Pai seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. Harbor Bay's 50ish Celebration-Update

Ms. Vasquez reported that planning for the 50-ish Celebration is under way.

B. Annual Meeting of Electors-Update

Ms. Vasquez reminded the Board that ballots are accepted, in hand, up until the start of the Annual Meeting of Electors, 5pm on 3/11/25. She announced that BIP Board President

Felicia Jalen will be the Inspector of Elections. The Board was reminded that they do not need to attend as it will only be a ballot count.

C. Volunteer Appreciation Event-Update

Ms. Vasquez announced that Asena Restaurant will be catering the upcoming Board Member Volunteer Appreciation Event, set for Wednesday, April 2, 2025 from 5:15pm-8:00pm. Email invitations will be going out soon.

NEW BUSINESS

a) BOD Training

ED Jaeger informed the Board that BOD Training sessions are being scheduled in April taught by Attorney Jasmine Hale. We are surveying interest in the three dates and will be requesting officially sign-ups on the specific dates at the upcoming Volunteer Appreciation Event.

b) CAC Training

ED Jaeger informed the Board that we are looking into setting up training for the Community Architectural Committee (CAC), by an attorney to ensure they understand the legal obligations they have as a Committee.

ADJOURNMENT TO EXECUTIVE SESSION- 7:56PM

Personnel and legal issues were discussed.

#069-152017-NOTA

Director Hoffer motioned and President Pai seconded to forward this account to Allied Services.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

#069-152017-S NOTA

Director Harris motioned and Treasurer Beusterien seconded to forward this account to Allied Services.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT-8:18PM

Vice President Lym motioned and Director Hoffer seconded to adjourn the meeting at 8:18pm.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for March 26, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JANUARY 29, 2025

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER
President Pai called the meeting to order at 6:48PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

President Pai motioned to approve the agenda. Director Hoffer seconded the motion.
VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM
Homeowners spoke during Open Forum.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on November 20, 2024.

Director Hoffer motioned to approve the minutes as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

Director Hoffer motioned to approve the rest of the Consent Calendar as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

REPORTS
A. Directors

Secretary Obot reported that PLB HOA is still concerned about the street lights on Mecartney and the WDB BOD was introduced to their new manager.

Director Harris reported that he was appointed by the mayor to serve on the Open Government Commission. The Commercial Village is quiet right now.

Vice President Lym stated he met with four of his associations; no concerns at this time.

Director Hoffer reported that all CBR PSL work is complete; they are waiting on EBMUD approval. He also stated that CBR is opposed to lane reduction on Mecartney Road, that there have been no mailbox break-ins since the FLOCK cameras were installed, and that CCV HOA wants to now install two FLOCK cameras.

President Pai met with three of his associations. SEA HOA has been preoccupied with shoreline erosion; the City is being aggressive in its plans to mitigate the erosion. There have been no issues with FLOCK.

Treasurer Beusterien stated that he missed the BIP meeting. ED Jaeger reported that BIP HOA is researching documents at the County Recorder's Office, searching in particular for updated maps attached to the CC&Rs.

Director Paterson reported that BLH HOA is just about done with the PSL work but EBMUD wants to do full inspections, including in the backyards. It was stated that ED Jaeger attended the BLH Executive Session.

B. Executive Director/Staff

ED Jaeger informed the Board that FLOCK camera #11 was installed yesterday. She reported there is no requirement for signage on the cameras because they are pointing towards public areas. ED Jaeger added that camera #7 located on the lagoon side of Aughinbaugh keeps getting turned to point in a different direction. ED Jaeger and Security Director Javier Silva received additional training last week regarding re-positioning the cameras. There is a \$300 charge each time FLOCK needs to come out to reposition a camera.

Ms. Vasquez advised the Board that the Spring Document Shredding/E-Waste Recycling/Salvation Army Donation Drive has been re-scheduled to a later date, specifically, Saturday, June 28, 2025 from 9am to 12pm in the Community Center parking lot. The Fall event will be held on October 11, 2025.

Ms. Vasquez announced that the date for the Community's 50-ish Celebration has been set and confirmed by ARPD for Saturday, August 2, 2025 from 12pm-4pm at the Community Center, its parking lot, and the adjoining Leydecker Park and Baseball Field. Planning for the event is underway.

Ms. Vasquez advised the Board that she was surveying current board members for their date preference for the 2025 Volunteer Appreciation Event. Board members are deciding between April 1st and April 2nd. Planning is underway. ED Jaeger offered an idea for the event-honoring past Master Board Presidents who are still alive and living within the Community.

FINANCIALS-NOV. 2024 & UNADJUSTED DEC. 2025 & DELINQUENCY REPORT

The Board reviewed the financials and delinquency report as submitted.

Treasurer Beusterien motioned and Vice President Lym seconded to accept the financials and delinquency report as submitted in accordance with Civil Code Section 5509,

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. Urban Forest Plan

ED Jaeger stated she is collaborating with Public Works on a contract for the street tree planting, removal, and maintenance within CHBIOA.

B. Flashing Crosswalk Signs

ED Jaeger advised the Board that the flashing crosswalk signs are in progress, more information is included in the agenda package.

NEW BUSINESS

a) 2025-01 Resolution-Monetary Transfers and Authorizations

ED Jaeger reviewed the resolution with the Board (renewed yearly).

Treasurer Beusterien motioned to approve the resolution as presented. Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

b) Reserve Analyst Selection

ED Jaeger reminded the Board that Murray Joseph has prepared the reserve studies for the master community for several years now.

Vice President Lym motioned to approve Murray Joseph as the reserve analyst for CHBIOA for 2025. Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

c) Bay Farm Lane Size Reductions & Bike Lanes

ED Jaeger reviewed the information with the Board. The Board discussed next steps/action to be taken.

Director Paterson motioned to send an official resolution to the City of Alameda objecting to the approved lane change plans. Director Harris seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Obot, Paterson, Hoffer, and Harris); 1 opposed (Beusterien); no abstentions.

ED Jaeger will draft the resolution and email the Board to review.

COMMUNICATIONS

The Board reviewed communications. The Board congratulated ED Jaeger on her CACM Vision Award nomination.

ADJOURNMENT TO EXECUTIVE SESSION- 7:50PM

Personnel and legal issues were discussed.

Director Hoffer motioned and Vice President Lym seconded to add #093-138685 to the agenda for a vote.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

#087-253872-Payment Plan

President Pai motioned and Treasurer Beusterien seconded to forward this account to Allied Services.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

#093-138685 Notice of Trustee Sale

President Pai motioned and Treasurer Beusterien seconded to forward this account to Allied Services.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT-8:45pm

President Pai motioned and Director Hoffer seconded to adjourn the meeting.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for February 26, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
NOVEMBER 20, 2024

BOARD MEMBERS PRESENT:

Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

President Pai called the meeting to order at 6:46PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

Vice President Lym motioned to approve the agenda. Director Hoffer seconded the motion.

VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on October 23, 2024.

Director Harris motioned to approve the minutes as submitted. Secretary Obot seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

Director Hoffer motioned to approve the rest of the Consent Calendar as submitted. Director Harris seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

NEW BUSINESS

a) CLASS

CLASS President Jon Hamilton reported that CLASS held their annual meeting on 11/18/24. He also informed the Board of a potential lawsuit against the Port of Oakland with the hopes of modifying their airport expansion plans to include fewer additional gates.

Director Harris motioned to send a letter, if requested to a bank, supporting CLASS with a continued rate of funding of \$1.50 per household per month for at least the next five years. Secretary Obot seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

b) 2nd Hearing-ALPR Policy

Comments that were received during the 28-day comment period were reviewed prior to taking the vote.

Director Harris motioned to approve the ALPR Policy as submitted. Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

c) Appoint-Inspector of Elections, CHBIOA

Secretary Obot motioned to appoint Bay Isle Pointe Board President Felicia Jalen as Inspector of Elections for CHBIOA's Annual Meeting of Electors on 3/11/2025. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

REPORTS

A. Directors

Secretary Obot reported that WDB HOA is still concerned about the way the City's trees on Harbor Bay have been butchered. PLB HOA is concerned about the trees as well and wants to know how to proceed. ED Jaeger explained that the City contracted with WCA to remove the diseased parts of the trees in hopes that they will recover. The trees will be re-assessed in a few months and those that have not recovered will be removed. ED Jaeger reminded the Board that it's always a good idea to report items to the City via the app SeeClickFix.

Director Harris reported that he submitted his Candidate Statement for the upcoming Village 1-C election to the Master Board of Directors.

Vice President Lym had nothing new to report.

Director Hoffer had nothing new to report.

President Pai reported he was unable to attend the Sea Level Rise Presentation. He added that all of his associations were OK with the FLOCK ALPR policy and any concerns at SEA HOA regarding the ALPRs has been abated.

Director Paterson reported that she and four of her associations attended the Sea Level Rise Presentation. She added that PSLs in her associations are wrapping up.

Treasurer Beusterien reported that BIP HOA is also concerned about the trees. He added that he attended the Sea Level Rise Presentation, particular focus was on the northern waterfront and Veterans Court; they are currently working on getting grants for the project.

B. Executive Director/Staff

ED Jaeger informed the Board that Director Paterson was not going to run again as Village 3-B Representative.

ED Jaeger advised the Board that an article was going to run in the upcoming issue of The Gull's Call on Sea Level Rise. A call to action with a town hall meeting would likely follow in January.

ED Jaeger reported that Amanda Meng resigned her position as Association Manager and today is her last day. Nicelle delos Reyes has been promoted to take on the position. We are currently interviewing for clerical help.

ED Jaeger stated that invitations to the annual Holiday Lunch for staff would be going out to Master Board members to be included in the festivities. She added that we are indeed thankful for our Board of Directors and wanted to celebrate the holidays with them.

DELINQUENCY REPORT

The Board reviewed the delinquency report. Delinquencies will be voted on during Executive Session.

Director Hoffer motioned and Vice President Lym seconded to accept the delinquency report as submitted.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. Security Reports

President Pai reviewed with the Board the request by several project associations to reinstate receiving security reports monthly. President Pai stated our legal counsel has advised against the distribution of security reports to anyone but the members of the Master Board due to confidentiality and liability.

COMMUNICATIONS-ELECTION RESULTS

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION- 8:23PM

Personnel and legal issues were discussed.

#087-253872-NODA

Director Hoffer motioned and Director Harris seconded to accept the Notice of Default Authorization.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT-8:37pm

Director Hoffer motioned and Director Harris seconded to adjourn the meeting.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for January 29, 2025.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
OCTOBER 23, 2024

BOARD MEMBERS PRESENT:

Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

President Pai called the meeting to order at 6:45PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda. President Pai stated that he will read a statement from CLASS President Jon Hamilton in lieu of a verbal report.

Vice President Lym motioned to approve the agenda. Director Hoffer seconded the motion.

VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on September 25, 2024.

Director Hoffer motioned to approve the Consent Calendar as submitted. Treasurer Beusterien seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); no abstentions; none opposed.

REPORTS

- a) **CLASS**-President Pai read the following statement provided by CLASS President Jon Hamilton:
CLASS has reviewed the final EIR and authorized the funding for a response. We have also contacted the city and determined that they too will be putting together a response to the FEIR. The Port will be voting to determine whether or not they will be authorizing the expansion on November 21. CLASS will be trying to motivate people to show up to the city Council meeting on November 6. We've already been in contact with council members to keep them informed. That's all I have for now. The next decision point comes after November 21st.

b) Directors

Secretary Obot reported his associations have not met since the Community Board last met. He added that WDB is working on their emergency response protocols.

Director Hoffer stated that the PSL project is slightly behind schedule, due to a shortage of inspectors, but still should finish by the end of this year. He added that Terra Landscaping will be presenting at their next board meeting about functional turf.

President Pai reported that SEA is finalizing their financials and that they are happy with the City's response to coastal erosion as it affects SEA specifically.

Vice President Lym reported that both HDL and COL just held their annual picnics and were very successful.

Treasurer Beusterien stated that BIP homeowners have mixed reactions to the recently painted tower at the golf course. He added that homeowners are concerned about the City's pruning of the trees and wondered if the Community could take back the curb strips.

Director Paterson reported that all of her associations are concerned about the FLOCK ALPRs and all want the security reports back. She recommended putting that topic on the agenda for November.

Director Harris reported that Temple Israel was pleased that the recent drive-thru event was relocated to the former CVS parking lot to accommodate temple services and also pleased with the ongoing landscaping that the Community Maintenance Department is coordinating and assisting with. He added that BVH had their annual picnic last weekend and was successful.

c) ED/Staff

ED Jaeger reported Director of Maintenance Joe Landaeta is undergoing re-certification for pesticide usage.

ED Jaeger advised the Board that the Community Office will be closed on Tuesday, 11/5/24 for an all-day training of upstairs/administrative staff.

ED Jaeger stated that there will be no replacement of Community trees for the Packet Landing area.

ED Jaeger reminded the Board that the Privacy Act was being violated with misuse of information provided in the security reports by various associations and is the basis for the project associations no longer receiving the security reports.

President Pai reported that the contract to install the flashing crosswalks will be awarded at the first City Council meeting in December. It is unknown if the scope of work will include all three crosswalks that the Community Board requested.

Ms. Vasquez reported that the Fall Document Shredding/E-Waste Recycling, Salvation Army and Food Bank Drives help on 10/12/24 was incredibly successful. There were logistical issues using the former CVS parking lot, but over 450 vehicles still participated.

FINANCIAL REVIEW

A. September, 2024 Financials

The Board reviewed the September, 2024 financials.

Treasurer Beusterien motioned to accept the September, 2024 financials in accordance with Civil Code Section 5509, Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

B. Delinquency Report

The Board reviewed the delinquency report. No action was requested or taken.

Treasurer Beusterien motioned and Director Hoffer seconded to accept the delinquency report as submitted.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. FLOCK License Plate Readers Update

ED Jaeger advised the Board of the status: BLB (1 camera) waiting for their lawyer's review of the contract, HRP (1 reader) declined but may change their mind, WDB (2 readers) no decision yet. Ten readers have been ordered: CHBIOA has 4 readers, CBR has 1 reader; the following five readers are in conjunction with pass-through agreements with CBR (2), FRE (1), and BWV (2). The installation fee for all of the above-mentioned readers is \$325 instead of \$650 due to ordering in bulk. A FLOCK representative is coming next week to do a location survey, with installation being completed no later than 11/16/24. ED Jaeger will alert the Board when the readers go live.

B. 2025 Community Picnic/Celebration Update

Ms. Vasquez reported that it has been difficult to get in communication with the various youth sports leagues regarding their schedules beginning in August 2025. She posed additional dates to ARPD; they recommended either 8/2/25 or 8/9/25. The Board did not relay a preference. Ms. Vasquez will confirm a date and reserve the park.

NEW BUSINESS

A. CAC Appeal-18 Oyster Shoals

(Treasurer Beusterien moved to sit in the audience and recused himself.) ED Jaeger recommended that the appeal be heard before the BIP Board of Directors, citing that it was in conflict with BIP's CC&Rs.

Vice President Lym motioned to relegate the appeal to the BIP BOD. Director Harris seconded the motion.

VOTE: Motion carried 6 in favor-(Pai, Lym, Obot, Paterson, Hoffer, and Harris); none opposed or abstained; 1 recused (Beusterien).

B. City Tree Trimming

The Board reviewed the photos submitted of the butchered trees throughout Harbor Bay Isle. ED Jaeger recommended a letter be sent to the City to address the issue.

Director Harris motioned to direct Staff to write a letter to the City of Alameda requesting better tree vendors be hired for pruning work. Secretary Obot seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

C. Set December Meeting Date

The Board confirmed they will be meeting on 11/20/24 and decided to skip their December meeting. The first meeting of 2025 will be 1/22/25.

Director Harris motioned to skip the December meeting. Vice President Lym seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

D. Communications

The Board reviewed communications.

ADJOURNMENT

ED Jaeger stated there was no need for an Executive Session.

Vice President Lym motioned and Secretary Obot seconded to adjourn the meeting at 7:40PM.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for November 20, 2024.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
SEPTEMBER 25, 2024

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary (arrived at 6:47PM)
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

President Pai called the meeting to order at 6:45PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda. ED Jaeger informed the Board that Mr. Robles-Wong's presentation will follow the presentation by Captain Emmitt.

President Pai motioned to approve the agenda. Director Hoffer seconded the motion.

VOTE: Motion carried unanimously (6 in favor-Pai, Lym, Beusterien, Paterson, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM

Homeowners spoke during Open Forum.

Q&A WITH CAPTAIN JEFFREY EMMITT, ALAMEDA POLICE DEPARTMENT-FLOCK ALPR

Captain Jeffrey Emmitt from the Alameda Police Department came to answers questions from the Board regarding the Flock ALPRs.

FLOCK COMMITTEE RECOMMENDATIONS

Mr. Mike Robles-Wong advised the Board of the committee's recommendations and provided an update.

Director Harris moved to approve items 5a-5d on the agenda, specifically: 1) CHBIOA ALPR Licensing Agreement, 2) CHBIOA ALPR Policy (1st review), 3) CHBIOA ALPR Order Form, and 4) CHBIOA ALPR Master Agreement. Secretary Obot seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); 1 abstention (Paterson); none opposed.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on August 28, 2024.

Director Hoffer motioned to approve the Consent Calendar as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); 1 abstention (Paterson); none opposed.

REPORTS

- a) **CLASS-CLASS** President reported to the Board that CLASS attorneys were meeting with their counterparts at Oakland Airport to discuss ways in which the airport could better abide by the terms of the settlement agreement. These include working to limit jet departures from North Field, modifying maintenance procedures to minimize diversion of commercial jets from South Field to North Field, and working with SFO to extend the nighttime 30° left turn of departures from South Field to daytime as well.
- b) **Directors**
President Pai reiterated that the associations in his village are all in favor of the Flock ALPRs. **Vice President Lym, Treasurer Beusterien, Director Hoffer, and Director Harris** all had no new issues to report.
Secretary Obot reported that PLB and WDB BODs are concerned with installing cameras because of illegal immigrant deportation issues.
Director Paterson reported that BLB is still asking for the Community's security reports to be reinstated to the boards.
- c) **ED/Staff**
ED Jaeger reported that she has begun sending weekly updates on Mondays and will continue as long as the Board finds it helpful.

FINANCIAL REVIEW

A. August, 2024 Financials

The Board reviewed the August, 2024 financials.

President Pai motioned to accept the August, 2024 financials in accordance with Civil Code Section 5509, Director Hoffer seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

B. Delinquency Report & Notice of Default #24-11359

The Board reviewed the delinquency report and the notice of default filing.

Vice President Lym motioned and Secretary Obot seconded to accept the August, 2024 delinquency report as submitted, including filing a notice a default for #24-11359.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

C. 2025 Budget

Treasurer Beusterien presented the proposed budget on behalf of the Finance Committee to the whole board. There will be a 5% increase in assessments. The Board recognized formally the efforts of ED Jaeger and Assistant Controller Araceli delos Reyes in coming up with the proposed budget.

President Pai motioned and Vice President Lym seconded to approve the 2025 budget as submitted.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

D. 2025 Reserve Study & Contribution

The Board reviewed the reserved study and contribution and agreed to follow the recommendations of the reserve analyst.

President Pai motioned and Vice President Lym seconded to approve the 2025 budget as submitted.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. 2025 Community Picnic/Celebration Update

Ms. Vasquez reported that the proposed date for the event is being reconsidered from mid-May to mid-August due to unreliable weather in May typically. Ms. Vasquez spoke with ARPD and confirmed that an event in August should not conflict with any ARPD events, except that it will conflict with youth soccer who has games/practices Saturday morning into the mid-afternoon. Staff will inquire with youth sports to see about their schedules for next year.

NEW BUSINESS

A. Elevator Upgrade

ED Jaeger advised the Board that the elevator in the Community Center is in need of an upgrade. Work is scheduled to begin in November and will last for approximately six weeks. Signs will be posted a few weeks in advance to advise those who use the elevator and will list a phone number to call to have upstairs staff come downstairs as needed to assist homeowners with business matters.

B. Communications

The Board reviewed communications.

ADJOURNMENT

Director Harris motioned and President Pai seconded to adjourn the meeting at 8:36PM.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for October 23, 2024.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
AUGUST 25, 2024

BOARD MEMBERS PRESENT:

Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary (arrived 6:48pm)
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT:

Cheryl Paterson, Director

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

President Pai called the meeting to order at 6:46PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

Director Hoffer motioned to approve the agenda. President Pai seconded the motion.

VOTE: Motion carried unanimously (5 in favor-Pai, Lym, Beusterien, Hoffer, and Harris); none opposed or abstained.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on July 24, 2024.

President Pai motioned to approve the Consent Calendar as submitted. Vice President Lym seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

REPORTS

- a) **CLASS-CLASS** President Jon Hamilton reported to the Board options they are considering relating to legal counsel, hiring an Executive Director, and next steps for budgeting and legal action.
- b) **Directors**
President Pai and **Vice President Lym** reported that. Both of their villages, 3-A and 5 respectively, are completely in support of installing the FLOCK cameras.
Secretary Obot reported that PRM BOD is concerned with installing cameras because of illegal immigrant deportation issues.

Director Hoffer reported that the PSL project is almost complete, being on time and at or under budget. He added that all of Village 1 is in support of the FLOCK cameras. Also, CBR HOA had occurrences of mail theft; the perpetrators were caught.

Director Harris is currently working with Temple Israel on landscaping issues.

c) ED/Staff

ED Jaeger reported that she has completed her HR Law Certification.

FINANCIAL REVIEW

A. The Board reviewed the July, 2024 financials and the July, 2024 delinquency report.

Treasurer Beusterien motioned to accept the July, 2024 financials in accordance with Civil Code Section 5509, Director Hoffer seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

President Pai motioned and Vice President Lym seconded to accept the July, 2024 delinquency report as submitted.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

OLD BUSINESS

A. FLOCK License Plate Readers Update

Mr. Mike Robles-Wong presented to the Board a 3-phase plan for the installation of FLOCK license plate reader cameras: \$28,350 for year 1 for nine cameras, \$22,500 for year 2, installation fee of \$5,850.

President Pai motioned to approve phase one as stated. Vice President Gary Lym seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

The Board thanked Mr. Robles-Wong for his work on this project. The ED Jaeger suggested that Mr. Robles-Wong continue on as a project manager through Phase 1 towards roll-out. Mr. Robles-Wong agreed. President Pai, Secretary Obot, and Director Harris will assist with the project. An initial announcement will be included in the upcoming issue of The Gull's Call.

B. VANTACA Update

ED Jaeger reported that there have been issues with implementation pertaining to homeowner data and no option for Security data input and report taking or vacation security watch reports. Staff is continuing to work towards solutions.

C. 2025 Community Picnic/Celebration Update

Ms. Vasquez reported that the proposed date for the event is being reconsidered from mid-May to mid-August due to unreliable weather in May typically. Staff will confirm with ARPD to see if this will work with their schedule. Also, Ms. Vasquez asked the Board for guidance in the scope of the event, citing rising costs in all areas. Is the Board interested in an event similar to past Tillman Picnics (around \$15,000 in today's dollars) or something a bit bigger and more diverse (around \$30,000). The Board agreed to go with the bigger, more diverse event.

D. CAI Buck-a-Door Donation-CACM vs. CAI

Director Harris researched CAI's Buck-a-Door donation campaign and advised the Board that the donation does not come with a dedicated advocate. In his opinion, the donation is not worth it and motioned to table any action on the topic. Director Obot seconded the motion to table.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

NEW BUSINESS

A. Website

ED Jaeger discussed with the Board options pertaining to the Community's website. The Board reviewed the bid from our current provider, which included an additional \$10,000 charge to upgrade the website to be mobile friendly. Treasurer Beusterien suggested that Staff go out to bid again and obtain multiple bids for a website provider.

President Pai motioned and Director Hoffer seconded to go out to bid as suggested.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

B. Corporate Transparency Act

ED Jaeger advised the Board of the Corporate Transparency Act (CTA), which went into effect on January 1, 2024. It requires many U.S. small business owners to file corporate transparency reports with beneficial ownership information. For most eligible businesses, the filing deadline is January 1, 2025. Those who fail to file by this deadline — or fail to update this information if needed — could face up to two years imprisonment and fines up to \$10,000, in addition to civil penalties of up to \$591 per day. CHBIOA and BIP HOA are exempt from the law as they are both 501c4's as they provide amenities that are of public use. All of the remaining boards will be required to file. The Board asked ED Jaeger to provide verbiage so that they can reiterate the message to their respective villages. ED Jaeger stated that the association managers will inform the boards of the new law and the requirements so that the Board does not have to forward the information.

C. Communications

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-8:28PM

President Pai motioned and Director Hoffer seconded to adjourn to Executive Session.

VOTE: Motion carried unanimously (5 in favor-Pai, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT BACK TO REGULAR SESSION-8:41PM

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

Legal issues and delinquencies were discussed.

ADJOURNMENT

President Pai motioned and Director Obot seconded to adjourn the meeting at 8:41PM.

VOTE: Motion carried unanimously: 5 in favor (Pai, Beusterien, Obot, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for September 25, 2024.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
JULY 24, 2024

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER
President Pai called the meeting to order at 6:46PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

Director Hoffer motioned to approve the agenda. Treasurer Beusterien seconded the motion.
VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

PRESENTATION-OAKLAND ALAMEDA ADAPTATION COMMITTEE (OAAC) BAY FARM ISLAND ADAPTATION PROJECT ON SEA LEVEL RISE
Ms. Lauren Eisele from Community Action for a Sustainable Alameda (CASA) presented to the Board on the goals, existing conditions, planning principles, coastal and inland flooding vulnerabilities and consideration, and draft preliminary alternatives consideration.

OPEN FORUM
Homeowners spoke during Open Forum.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on May 22, 2024.

Vice President Lym motioned to approve the Consent Calendar as submitted. Secretary Obot seconded the motion.
VOTE: Motion carried (5 in favor-Pai, Lym, Obot, Hoffer, and Harris; Beusterien and Paterson abstained from approving the minutes only; none opposed).

REPORTS
a) **CLASS-CLASS** President Jon Hamilton reported the following to the Board:
- CLASS had an attorney-to-attorney meeting with the airport in September, 2023.

- A second meeting is scheduled for September 30, 2024. The topics are expected to be the same and may or may not lead to some kind of agreement with the airport in lieu of a court case.
- High cost of involvement with a SF law firm so CLASS may be asking for a 2025 \$2.00 per household per month fee.
- OAK's plan to submit the FEIR would not occur prior to the October 2024 timeframe.

b) Directors

President Pai and **Vice President Lym** had nothing new to report.

Secretary Obot reported that his boards want the security reports reinstated.

Director Hoffer reported that the PSL project is progressing well and that all three board in Village 1 are in support of installing license plate readers.

Director Harris is currently working with Temple Israel on landscaping issues.

Director Paterson reported that all four associations in Village 3-B want to re-instate the security reports.

c) ED/Staff

ED Jaeger reported the following:

- A new dock was installed behind COL HOA.
- ALP is working on re-paving the bike path at BIP.
- Tree #109 in BIP was removed.

FINANCIAL REVIEW

- A.** The Board reviewed the May and June, 2024 financials and the May and June, 2024 delinquency report.

Treasurer Beusterien motioned to accept the May & June, 2024 financials in accordance with Civil Code Section 5509 as well as the May & June, 2024 delinquency report as submitted. **Director Hoffer** seconded the motion.

VOTE: Motion carried (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris; none opposed or abstained).

OLD BUSINESS

A. FLOCK License Plate Readers

ED Jaeger reported that there was a 22% response rate to the survey postcard that was sent out to the membership, higher than anything else ever sent out for response. Mr. Michael Robles-Wong, President of Costa Brava HOA, presented a map of possible locations for the cameras. The Board agreed that ED Jaeger begin discussion with the City of Alameda. Director Patterson asked if our attorney had a legal opinion on privacy issues. The Board discussed many areas of concern and is determining next steps.

B. VANTACA Update

ED Jaeger reported that implementation and training is ongoing with our various departments. There is a GO LIVE date of 9/1/2024. Director Harris suggested a soft launch a couple weeks prior to going live to the Community.

C. 2025 Community Picnic/Celebration Update

Ms. Vasquez reported that planning for next year's community anniversary celebration is beginning with determining what we want to include and a corresponding budget. The Board confirmed this will not be an annual event.

NEW BUSINESS

A. CAI Buck-a-Door

ED Jaeger informed the Board that funds raised supports bills that are good for HOAs. Director Harris will research more and report back at the next meeting. The topic is tabled until the August meeting.

B. Communications

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-9:25PM

President Pai motioned and Director Hoffer seconded to adjourn to Executive Session.

VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT BACK TO REGULAR SESSION-9:35PM

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

1. 082-325829-NODA

Vice President Lym motioned and President Pai seconded to approve forwarding on to collections.

VOTE: Motion carried (7in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer and Harris; none opposed or abstained).

2. 095-093641-3-year Payment Plan

Secretary Obot motioned and Director Hoffer seconded to accept a 3-year payment plan.

VOTE: Motion carried (7in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer and Harris; none opposed or abstained).

ADJOURNMENT

President Pai motioned and Vice President Lym seconded to adjourn the meeting at 9:35PM.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for August 28, 2024.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
MAY 22, 2024

BOARD MEMBERS PRESENT:

Bill Pai, President
Gary Lym, Vice President
Bassey Obot, Secretary
Gary Hoffer, Director
Lee Harris, Officer

BOARD MEMBERS ABSENT:

Paul Beusterien, Treasurer
Cheryl Paterson, Director

STAFF PRESENT:

Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER

President Pai called the meeting to order at 6:45PM.

ROLL CALL / APPROVAL OF AGENDA

Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

President Pai motioned to approve the agenda. Director Hoffer seconded the motion.

VOTE: Motion carried unanimously (5 in favor-Pai, Lym, Obot, Hoffer, Harris); none opposed or abstained.

PRESENTATION-VANTACA COMMUNITY MANAGEMENT SOFTWARE

Mr. Austin Capps and Ms. Shelly DeAntonio presented Vantaca Management Software to the Board. The software would replace our current management and accounting softwares.

OPEN FORUM

Homeowners spoke during Open Forum.

CONSENT CALENDAR

The Board reviewed the minutes from the meeting on April 24, 2024. Various board members identified minor errors in the minutes.

Director Hoffer motioned to approve the Consent Calendar as submitted, including the minutes from 4/24/24 and 3/27/24 with the corrections noted. Treasurer Lym seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Obot, Hoffer, and Harris; none opposed or abstained).

REPORTS

a) **CLASS**-No report was given.

b) **Directors**

President Pai advised that his boards asked if airport expansion is expected at a later date. They also asked if there was any information about the sale of the Harbor Bay Club, which is currently in escrow.

Vice President Lym advised the Board that his associations were interested in possible airport expansion.

Secretary Obot said that PLB is concerned with possible future expansion of the airport. They also requested a cost/benefit analysis with data on the success of FLOCK license plate readers.

Director Hoffer had nothing new to report

Director Harris had nothing new to report.

c) ED/Staff

ED Jaeger reported that all of her items were within the agenda.

FINANCIAL REVIEW

A. The Board reviewed the April, 2024 financials and the April, 2024 delinquency report.

Secretary Obot motioned to accept the April, 2024 financials in accordance with Civil Code Section 5509 as well as the April, 2024 delinquency report as submitted. President Pai seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Obot, Hoffer, and Harris; none opposed or abstained).

B. CHBIOA Audit-The Board reviewed the Community's audit for 2023.

Treasurer Lym motioned to accept the audit for 2023 as submitted. President Pai seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Obot, Hoffer, and Harris; none opposed or abstained).

OLD BUSINESS

A. FLOCK License Plate Readers

The Board discussed next steps and areas of concern. The Board decided to send a postcard to the membership asking whether homeowners are interested in participating in installing license plate readers community wide.

Secretary Obot motioned to send a postcard to the membership to gauge interest in installing FLOCK license plate readers. Officer Harris seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Obot, Hoffer, and Harris; none opposed or abstained).

B. Security Reports

The Board reviewed the request from a Village 4 board member to reverse a decision by the Master Board to stop giving project boards security reports.

Secretary Obot motioned to discuss giving the project boards security reports. There was no second. Motion failed.

VOTE: None.

NEW BUSINESS

A. Summer Meeting Schedule

ED Jaeger informed the Board that they historically skip one meeting each summer. The Board reviewed the calendar.

President Pai motioned to skip the June meeting and resume the meeting schedule with the July 24th meeting. Director Hoffer seconded the motion.

VOTE: Motion carried (5 in favor-Pai, Lym, Obot, Hoffer, and Harris; none opposed or abstained).

B. Workplace Violence Prevention Plan

ED Jaeger advised the Board of a law that was passed at the end of last year, SB 553, which requires a comprehensive Workplace Violence Prevention Plan (WVPP) for nearly all employers in California regardless of industry. It is set to take effect on 7/1/2024 and encompasses aspects such as employee training on workplace violence hazards, maintaining a detailed violent incident log and conducting regular reviews of the WVPP. Enforcement will fall under the jurisdiction of California's Division of Occupational Safety and Health (Cal.OSHA). Security Director Silva is heading this project.

C. Communications

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-7:56PM

President Pai motioned and Director Hoffer seconded to adjourn to Executive Session.

VOTE: Motion carried unanimously (5 in favor-Pai, Lym, Obot, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT BACK TO REGULAR SESSION-7:59PM

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

Delinquency

1. 069-1520178 & 069-152017-Lien

President Pai motioned and Vice President Lym seconded to approve forwarding on to collections.

VOTE: Motion carried (5 in favor-Pai, Lym, Obot, Hoffer and Harris; none opposed or abstained).

ADJOURNMENT

President Pai motioned and Secretary Obot seconded to adjourn the meeting at 7:59PM.

VOTE: Motion carried unanimously: 5 in favor (Pai, Lym, Obot, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for July 24, 2024.

Minutes approved on _____ by _____
CHBIOA Board Member

MINUTES VIA VIDEO CONFERENCE & IN PERSON
MEETING ID: 1454610165
BOARD OF DIRECTORS
COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION
APRIL 24, 2024

BOARD MEMBERS PRESENT: Bill Pai, President
Gary Lym, Vice President
Paul Beusterien, Treasurer
Bassey Obot, Secretary
Cheryl Paterson, Director
Gary Hoffer, Director
Lee Harris, Officer (appointed at 6:47PM)

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dawn Jaeger, Executive Director
Jacqui Vasquez, Office Manager

CALL TO ORDER
President Pai called the meeting to order at 6:45PM.

ROLL CALL / APPROVAL OF AGENDA
Roll Call was conducted by Ms. Vasquez. Members present are listed above. The Board reviewed the agenda.

President Pai motioned to approve the agenda. Director Hoffer seconded the motion.
VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

APPOINTMENT OF LEE HARRIS-VILLAGE 1-C REPRESENTATIVE
President Pai introduced Mr. Lee Harris to the Board and advised them of his extensive experience sitting on various boards, including the Master Board previously. Executive Director Jaeger announced the results of the Annual Meeting of Electors:

President Pai motioned to approve to appoint Mr. Lee Harris to the Master Board as the Village 1-C Representative. Director Hoffer seconded the motion.
VOTE: Motion carried unanimously (6 in favor-Pai, Beusterien, Lym, Paterson, Obot, and Hoffer); none opposed or abstained.

OPEN FORUM
Homeowners spoke during Open Forum.

PRESENTATION-OAKLAND INTERNATIONAL AIRPORT/PORT OF OAKLAND COMMUNITY UPDATE
Mr. Danny Wu and his team presented to the Board an overview of the Oakland Terminal Modernization and Development Project and next steps.

CONSENT CALENDAR
The Board reviewed the minutes from the meeting on March 27, 2024. Director Hoffer advised staff of corrections. The Board also reviewed the architectural and security reports.

President Pai motioned to approve the Consent Calendar as submitted, but not the minutes due to corrections to be made. Secretary Obot seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Beusterien, Lym, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris).

REPORTS

- a) **CLASS-CLASS** President Jon Hamilton updated the Board and reacted to the presentation from the Port of Oakland on the Oakland Airport Terminal Modernization and Development Project.
- b) **Directors**
 - President Pai** advised that his boards are concerned with pedestrian safety.
 - Vice President Lym** advised the Board that pedestrian safety routes to schools are being discussed and put on the City Council's agenda.
 - Treasurer Beusterien** had nothing new to report.
 - Secretary Obot** reiterated to the Board how upset Woodbridge Treasurer Gary Cerio is with the discontinuation of security reports being given to the boards.
 - Director Hoffer** reported that CBR's PSL project is still on schedule, that the CBR pool is being re-lined, and that the CCV Board is concerned about pedestrian safety on Robert Davey Drive and would like flashing safety lights installed.
 - Director Paterson** advised the Board that the PSL projects are continuing with testing started last week. She confirmed that PG&E completed a priority fix at CCT.
- c) **ED/Staff**

ED Jaeger advised the Board that we are treating the lagoon early this year and trying to keep up the savings.

FINANCIAL REVIEW

The Board reviewed the March, 2024 financials and the March, 2024 delinquency report. ED Jaeger advised the Board that the Community's audit is not completed yet.

Treasurer Lym motioned to accept the March, 2024 financials in accordance with Civil Code Section 5509 as well as the March, 2024 delinquency report as submitted. President Pai seconded the motion.

VOTE: Motion carried (6 in favor-Pai, Beusterien, Lym, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris).

OLD BUSINESS

A. License Plate Readers

President Pai advised the Board of information shared at the Presidents' Council meeting held on 4/23/24. There were approximately two dozen attendees. The next step is for each village representative to touch base with their village associations to gauge interest and report back at the next month's Master Board meeting.

B. CINC Update

ED Jaeger advised the Board that CINC Systems is not able to do what we need. She and Director Paterson are interviewing other companies, with the focus on replacing our accounting software which may be discontinued.

C. Phones Update

ED Jaeger stated that staff are still working on implementation and resolving fire alarm connectivity issues.

D. Events Update

Ms. Vasquez recapped for the Board the Volunteer Appreciation Event held on 4/17/24. The Board and attendees were very pleased with the event.

President Pai advised the Board that he announced the upcoming 50th anniversary of the Community in 2025 to be celebrated with a big party/community picnic/festival. Staff will start gathering ideas and pricing now.

Ms. Vasquez added that there has been minimal response to the possibility of a crafter's market and a blood drive from the most recent GC. Vice President Lym suggested an event to certify community members for CPR with the Red Cross. Staff will look into the options.

E. Presidents' Council

Discussed earlier on the agenda during Old Business A-License Plate Readers.

NEW BUSINESS

A. Investigate Self Insurance

ED Jaeger asked the Board if they want to investigate, as per the request of a volunteer, the idea of self-insurance in light of skyrocketing insurance rates and non-coverage. The Board discussed the issue and decided not to explore self-insurance further.

B. Communications

The Board reviewed communications.

ADJOURNMENT TO EXECUTIVE SESSION-8:29PM

President Pai motioned and Director Hoffer seconded to adjourn to Executive Session.

VOTE: Motion carried unanimously (7 in favor-Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

ADJOURNMENT BACK TO REGULAR SESSION-8:35PM

The following was read back into the minutes after Executive Session was adjourned and Regular Session was re-convened:

Legal

Legal issues were reviewed.

Delinquency

1. 087-253872-Lien

Vice President Lym motioned and Treasurer Beusterien seconded to approve forwarding on to collections.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris)

2. 093-138685-Lien

Vice President Lym motioned and Treasurer Beusterien seconded to approve forwarding on to collections.

VOTE: Motion carried (6 in favor-Pai, Lym, Beusterien, Obot, Paterson, and Hoffer; none opposed; 1 abstention-Harris)

ADJOURNMENT

President Pai motioned and Treasurer Lym seconded to adjourn the meeting 8:35PM.

VOTE: Motion carried unanimously: 7 in favor (Pai, Lym, Beusterien, Obot, Paterson, Hoffer, and Harris); none opposed or abstained.

The next regular meeting of the Board of Directors meeting is scheduled for May 22, 2024.

Minutes approved on _____ by _____

CHBIOA Board Member

Community of Harbor Bay Isle

Year End Financial Statements



Community of Harbor Bay Isle
Owners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502-6912
(510) 865-3363

www.harborbay.org

ENCLOSED:

50^{ISH} ANNIVERSARY INFORMATION FLYER & 2024 AUDIT PACKAGE

Bay Colony, Bay Isle Pointe, Bayview Harbor, Baywood Village, Brittany Landing-The Harbor,
Brittany Landing-The Bay, Cantamar, Centre Court, Clipper Cove, Columbia, Costa Brava, Freeport,
Harbor Pointe, Headlands, Lantern Bay, Pelican Bay, Promontory, Sandpiper Cove, Seastrand, Woodbridge



HARBOR BAY ISLE 50^{ish}

CELEBRATION

SAVE THE DATE

AUGUST 2, 2025 • 12PM-4PM • LEYDECKER PARK



FOOD &
BEER GARDEN



ACTIVITIES



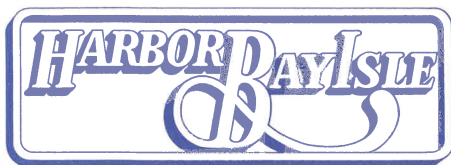
MUSIC



MAKER'S FAIR

WWW.HARBORBAY.ORG

3195 MECARTNEY ROAD
ALAMEDA, CA 94502



Community of Harbor Bay Isle
Owners' Association, Inc.
3195 Mecartney Road
Alameda, California 94502-6912
(510) 865-3363

www.harborbay.org

May 30, 2025

To All Members of the Community of Harbor Bay Isle Owners' Association:

Enclosed is your copy of the Community's Annual Report for 2024 as prepared by the public accounting firm retained by the Community Board of Directors. This report summarizes the financial position of the Community as of December 31, 2024. The draft audit was approved on April 30, 2025.

All financial statements provided to you should be retained and kept with all documents related to your home. California Civil Code §4525 requires that you provide this information should you sell or refinance your home.

Also enclosed is an updated Insurance Coverage Schedule. The Community's insurance liability and D&O coverage continue to meet or exceed state requirements; our updates consist of policy renewals and the purchase of earthquake insurance for the Community's Common Grounds. This information is being provided in compliance with California Civil Code §5300(b)(9).

In addition to the financial statements and the insurance summary, information on upcoming community events is included as well as the Member Information Update Form (to be completed annually). The summer Document Shredding, E-Waste Recycling, and Donation Drive Drop-Off Event is scheduled for Saturday, 6/28/25 from 9am to noon in the Community Center Parking Lot, 3195 Mecartney Road, Alameda, CA 94502 (see flyer enclosed).

We hope you'll join in the celebration of CHBIOA's 50-ish Anniversary on Saturday, August 2, 2025 from 12-4pm in the Community Center parking lot and adjacent Leydecker Park (see flyer enclosed). A complete list of activities can be found in the 3rd quarter issue of *The Gull's Call*, due in your mailboxes the first week in July.

Summer activities conclude with the 17th Annual Parking Lot Sale, set for Saturday, 8/9/25 from 9am-1pm in the Harbor Bay Landing parking lot. Registration begins on 7/1/25; registration forms will be available in *The Gull's Call* and at the Community Office, 3195 Mecartney Road, Alameda.

If you have any questions regarding these documents, please contact Dawn Jaeger, Executive Director, at 510-865-3363, ext. 340 or by email at ExecutiveDirector@Harborbay.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Pai", is written over a faint, larger blue ink signature.

Bill Pai
President
Community of Harbor Bay Isle Owners' Association, Inc.



COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
(A California Nonprofit Mutual Benefit Corporation)

FINANCIAL STATEMENTS,
INDEPENDENT AUDITORS' REPORT
AND
SUPPLEMENTARY INFORMATION

FOR THE YEAR ENDED DECEMBER 31, 2024
(WITH COMPARATIVE TOTALS FOR 2023)

MUELLER & STROSBERG, LLP
CERTIFIED PUBLIC ACCOUNTANTS

**COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
DECEMBER 31, 2024 AND 2023**

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MUELLER & STROSBURG, LLP
CERTIFIED PUBLIC ACCOUNTANTS
1865 PLEASANT VALLEY AVENUE OAKLAND, CA 94611
PHONE: (510) 658-5600 FAX: (510) 658-5601
SEAN@MSCPALLP.COM MARK@MSCPALLP.COM

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Community of Harbor Bay Isle Owners' Association, Inc.
Alameda, CA

Opinion

We have audited the accompanying financial statements of Community of Harbor Bay Isle Owners' Association, Inc. (a corporation), which comprise the balance sheets as of December 31, 2024 and 2023, and the related statements of revenues and expenses, and changes in fund balance and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Community of Harbor Bay Isle Owners' Association, Inc. as of December 31, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Community of Harbor Bay Isle Owners' Association, Inc. and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Community of Harbor Bay Isle Owners' Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Board of Directors
Community of Harbor Bay Isle Owners' Association, Inc.
Independent Auditors' Report (Continued)

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Community of Harbor Bay Isle Owners' Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Community of Harbor Bay Isle Owners' Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements of common property on pages 19 and 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Mueller & Strosberg, LLP

Oakland, CA
April 7, 2025

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
BALANCE SHEET
DECEMBER 31, 2024 AND 2023

	2024			2023
ASSETS	Operating Fund	Reserve Fund	Total Funds	Total Funds
Cash and Cash Equivalents	\$ 833,015	\$ 446,973	\$1,279,988	\$ 858,936
Investments - Held to Maturity	2,193,247	3,956,190	6,149,437	6,272,280
Assessments and Accounts Receivable, net of Allowance for Credit Losses of \$25,000 in 2024 and \$25,000 in 2023	125,511		125,511	170,507
Property and Equipment, net of Accumulated Depreciation	301,183		301,183	164,594
Prepaid Expenses	144,261		144,261	130,505
Interfund Receivable	214,593		214,593	53,700
Accrued Interest & Other Assets		17,594	17,594	25,089
TOTAL ASSETS	\$3,811,810	\$4,420,757	\$8,232,567	\$7,675,611
LIABILITIES AND FUND BALANCES				
Accounts Payable	\$ 177,691	\$ -	\$ 177,691	\$ 107,038
Assessments Received in Advance-Operating Fund	218,451		218,451	147,174
Accrued Compensated Absences	179,201		179,201	188,911
Accrued Wages Payable	164,697		164,697	124,614
Other Liabilities	38,565		38,565	39,235
Interfund Payable		214,593	214,593	53,700
Contract Liabilities (Assessments Received in Advance-Reserve Fund)		4,206,164	4,206,164	4,160,629
TOTAL LIABILITIES	778,605	4,420,757	5,199,362	4,821,301
FUND BALANCES				
Unrestricted	1,508,205	-	1,508,205	1,329,310
Community Casualty Reserve	1,500,000		1,500,000	1,500,000
Restricted	25,000		25,000	25,000
TOTAL FUND BALANCES	3,033,205	-	3,033,205	2,854,310
TOTAL LIABILITIES AND FUND BALANCES	\$3,811,810	\$4,420,757	\$8,232,567	\$7,675,611

See independent auditors' report and accompanying notes.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024			2023
	Operating Fund	Reserve Fund	Total Funds	Total Funds
REVENUES				
Membership Assessments	\$4,641,572	\$ 452,770	\$5,094,342	\$4,735,085
Service Revenues	964,840		964,840	929,374
Interest Revenues	176,551		176,551	132,743
Credit Loss Recovery (Expense)	(63,609)		(63,609)	-
Other Revenues	93,066		93,066	81,847
TOTAL REVENUES	5,812,420	452,770	6,265,190	5,879,049
EXPENSES				
Common Area Landscaping	88,763		88,763	69,217
Maintenance and Repair	104,559		104,559	89,896
Lagoon Water Quality	3,630		3,630	3,576
Utilities	288,888		288,888	240,626
Salaries and Wages	3,226,177		3,226,177	2,974,898
Compensation and Benefits	487,208		487,208	462,147
Payroll Taxes	245,959		245,959	224,891
Retirement Plan	130,546		130,546	125,180
Education and Uniforms	78,410		78,410	59,794
Communications Services	7,113		7,113	7,376
Vehicle	84,841		84,841	88,504
Outside Services	169,907		169,907	122,101
Administration	205,077		205,077	197,635
Community Services	40,597		40,597	32,444
Professional Services	15,125		15,125	16,943
Insurance	242,617		242,617	193,029
Legal	26,175		26,175	34,042
Depreciation	119,172		119,172	135,668
Income Taxes	15,247		15,247	10,600
Airport Coalition	53,514		53,514	53,514
Replacement Expenditures		452,770	452,770	607,027
TOTAL EXPENSES	5,633,525	452,770	6,086,295	5,749,108
EXCESS (DEFICIT) OF				
REVENUES OVER EXPENSES	178,895	-	178,895	129,941
BEGINNING FUND BALANCES	2,854,310	-	2,854,310	2,724,369
ENDING FUND BALANCES	\$ 3,033,205	\$ -	\$ 3,033,205	\$ 2,854,310

See independent auditors' report and accompanying notes.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024			2023
	Operating Fund	Reserve Fund	Total Funds	Total Funds
CASH FLOWS FROM OPERATING ACTIVITIES:				
Excess (Deficiency) of revenues over expenses	\$ 178,895	\$ -	\$ 178,895	\$ 129,941
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided (used) by operating activities:				
Depreciation	119,172		119,172	135,668
Decrease (Increase) in -				
Accounts Receivable	44,996		44,996	(30,751)
Prepaid Expense	(13,756)		(13,756)	(34,820)
Accrued Interest and Other Assets	8,850	(1,355)	7,495	(14,360)
Increase (Decrease) in -				
Accounts Payable	70,653		70,653	(13,961)
Assessments Received				
in Advance-Operating Fund	71,277		71,277	15,435
Accrued Compensated Absences	(9,710)		(9,710)	9,813
Accrued Wages Payable	40,083		40,083	15,181
Other Liabilities	(671)		(671)	(11,578)
Contract Liabilities (Assessments Received in Advance-Reserve Fund)		45,535	45,535	45,679
Total Adjustments	330,894	44,180	375,074	116,306
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	509,789	44,180	553,969	246,247
CASH FLOWS FROM INVESTING ACTIVITIES:				
Net Purchase of Fixed Assets	(255,760)		(255,760)	(23,738)
Proceeds from Investments	2,624,694	875,342	3,500,036	3,747,509
Net Purchased Investments	(2,676,988)	(700,205)	(3,377,193)	(4,042,368)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(308,054)	175,137	(132,917)	(318,597)

(continued on next page)
See independent auditors' report and accompanying notes.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

(continued from previous page)

	2024			2023
	Operating Fund	Reserve Fund	Total Funds	Total Funds
CASH FLOWS FROM FINANCING ACTIVITIES:				
Interfund Loans	\$ (160,893)	\$ 160,893	\$ -	\$ -
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	(160,893)	160,893	-	-
NET INCREASE (DECREASE) IN CASH	40,842	380,210	421,052	(72,350)
CASH AT BEGINNING OF YEAR	792,173	66,763	858,936	931,286
CASH AT END OF YEAR	\$ 833,015	\$ 446,973	\$ 1,279,988	\$ 858,936
SUPPLEMENTAL INFORMATION				
Income Taxes Paid	\$ 14,177	\$ -	\$ 14,177	\$ -

See independent auditors' report and accompanying notes.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Organization

Community of Harbor Bay Isle Owners' Association, Inc. located in approximately 35 acres in Alameda, California was incorporated on May 27, 1977. Its primary purpose is to own, operate, manage, maintain, preserve and control the Community common areas within the Community of Harbor Bay Isle. Membership in the Association is mandatory for every person or entity that is an owner of record or has a free interest in any lot or other property in the Community.

The Association membership is divided into resident and commercial members for voting purposes. Resident members are all Community members who are owners of residential lots. They are entitled to one vote for each lot owned. Commercial members are owners of commercial lots or parcels. Commercial members are entitled to five votes per acre owned.

Each member is obligated to pay annual assessments to the Association on each unit owned for amounts to be expended for the benefit of residents, and the maintenance of the common areas. Annual assessments are payable to the Association in monthly installments, and may be secured by a lien upon the property against which the assessment is made. In addition to the annual assessment, special assessments may be levied by the Association.

Basis of Presentation

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restriction on the use of financial resources, the Association maintains its accounts, prepares its financial statements, and files its Federal and State income tax returns using fund accounting and the accrual basis of accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Operating Fund - This fund is used to account for general operating activities of the Association.

In February of 2003 the Association elected to set up a Community Casualty Reserve of \$1,500,000 and not to exceed \$2,000,000. The reserve was to be setup by restricting a portion of the Operating Fund. The purpose of the reserve is to establish a self-insurance fund for non-insured losses.

In September of 2003 the Association entered into an agreement with the City of Alameda to maintain certain traffic medians. As part of the agreement and in lieu of performance bond, the Association was required to set up a certificate of deposit in the amount of \$25,000. If the Association failed to perform under the agreement the certificate of deposit would be forfeited to the City of Alameda.

Reserve Fund - This fund is used to accumulate funds for future major repairs and replacements of Association property.

Comparative Information

The financial statements include certain summarized comparative information for the prior year. This information is presented in total and not by fund balance and does not include sufficient detail to be in conformity with accounting principles generally accepted in the United States of America. Accordingly, this information should be read in conjunction with the organization's financial statements for the year ended December 31, 2023, from which the summarized information was derived.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Common Area

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property at cost and depreciates it using the straight-line method.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property at cost and depreciates it using the straight-line method.

Assessments Received in Advance-Operating Fund

Assessments received in advance-operating fund consists of amounts received which are applicable to 2025 assessments. The balances of assessments received in advance-operating fund as of the beginning and end of the year are \$147,174 and \$218,451, respectively.

Contract Liabilities (Assessments received in advance-reserve fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-reserve fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to reserve assessments. The balances of contract liabilities (assessments received in advance-reserve fund) as of the beginning and end of the year are \$4,160,629 and \$4,206,164, respectively.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Statement of Cash Flows

For the purposes of the statement of cash flows, the Association considers all highly liquid investments purchased with a stated maturity of three months or less to be cash equivalents.

Fair Value of Financial Instruments

The carrying amounts of financial instruments, including cash, certificates of deposit, account receivable and accounts payable approximate their fair value due to the short term maturities of these instruments.

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Any excess assessments at year end are retained by the Association for use in future years.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 2 - INVESMENTS - HELD TO MATURITY

The Association has invested in Federally backed investments, with intent to hold them until maturity. The Association's investments are composed of Certificates of Deposits at FDIC insured institutions.

The investments are classified as marketable debt securities and are accounted for as follows:

	Face Value	Cost	Market Value
	-----	-----	-----
Reserve Fund:			
CDs & Municipal Securities	\$ 3,990,000	\$ 3,956,190	\$ 3,836,525
	=====	=====	=====
Operating Fund:			
CDs & Municipal Securities	\$ 2,220,000	\$ 2,193,247	\$ 2,203,322
	=====	=====	=====

NOTE 3 - PROPERTY AND EQUIPMENT

As of December 31, 2024 and 2023, property and equipment consist of the following:

	2024	2023
	-----	-----
Community Facility	\$ 1,222,233	\$ 1,222,233
Land	3,001	3,001
Vehicles and Boats	732,735	545,013
Office Equipment	431,475	413,954
Security Equipment	187,057	180,808
Maintenance Equipment	211,713	205,393
	-----	-----
	2,788,214	2,570,402
Less Accumulated Depreciation	(2,487,031)	(2,405,808)
	-----	-----
Totals	\$ 301,183	\$ 164,594
	=====	=====

Depreciation expense amounted to \$119,172 and \$135,668 for the years ended December 31, 2024 and 2023, respectively.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 4 - MEMBERSHIP ASSESSMENTS

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the reserve fund assessments are satisfied when these funds are expended for their designated purpose.

The annual budget and owners' assessments are determined by the Board of Directors. Annual budgets are approved and assessments are divided between the operating fund to meet normal operating expenses and contributions to the reserve funding program.

NOTE 5 - ASSESSMENTS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES

Assessments receivable at the balance sheet date are stated at amounts expected to be collected from outstanding assessments from unit owners. Assessments are due the first day of each month and become delinquent fifteen days after the due date. Delinquent amounts are assessed a late payment penalty and interest. Significantly delinquent accounts are referred to legal counsel for collection. The balances of assessments receivable as of the beginning and end of the year are \$109,303 and \$82,510, respectively.

The Association treats uncollectible assessments as credit losses. The Association evaluates the collectibility of assessments receivable based on current conditions, past experience, and forecasts of future events.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 5 - ASSESSMENTS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES
(CONTINUED)

It is the opinion of the board of directors that the Association will ultimately prevail against homeowners with delinquent assessments. An allowance for credit losses has been established at December 31, 2024 and 2023 in the amount of \$25,000 and \$25,000, respectively.

Credit loss expense was \$63,609 and \$0 for the years ended December 31, 2024 and 2023, respectively.

NOTE 6 - INCOME TAXES

Income taxes are provided for in accordance with current regulations and case law pertaining to homeowners associations. Under Section 501(c)(4) of the Internal Revenue Code and California Revenue and Taxation Act Section 23701t, qualified homeowners associations may elect to be treated as tax-exempt organizations. For federal tax purposes the Association is tax-exempt and only taxed on unrelated business income. For state tax purposes the Association is generally taxed only on income from investments and business with non-members. The California election for exempt status is generally permanent, and must be made prior to the year in which tax-exempt status is to become effective. Under California tax-exempt status, nonexempt income is subject to tax after deducting a specific homeowners association deduction.

Income tax expense for the year ended December 31, 2024 is as follows:

Federal	\$	-
California		15,247

		\$15,247
		=====

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 6 - INCOME TAXES (CONTINUED)

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would be sustained upon examination by the IRS. Management has analyzed the tax positions taken by the Association and has concluded that as of December 31, 2024, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Association is no longer subject to U.S. federal or California income tax examinations by tax authorities for years ended before December 31, 2020.

NOTE 7 - AIRPORT COALITION

The membership of the Association approved the Association's joining the Citizen League for Airport Safety and Serenity (CLASS). CLASS was formed to monitor and influence the operations of the Oakland Airport in order to preserve and enhance the quality of life, health, safety and the environment of homeowners and residents surrounding the Oakland Airport. The Association, as of December 31, 2024 and 2023, has expensed contributions to CLASS for \$53,514 and \$53,514, respectively.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 8 - INSURED CASH BALANCES

The Association maintains its cash balances at First Citizens Bank, Banc of California, Bank of Marin and UBS Financial Services, Inc.

First Citizens Bank (FCB) is located in Phoenix, Arizona. FCB accounts are secured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. The Association had aggregate cash balances at December 31, 2024 and 2023 of \$688,795 and \$487,174, respectively.

Banc of California (BC) is located in Carlsbad, California. BC accounts are secured by the FDIC up to \$250,000. The Association had aggregate cash balances at December 31, 2024 and 2023 of \$28,090 and \$105,487, respectively.

Bank of Marin (BM) is located in Novato, California. BM accounts are secured by the FDIC up to \$250,000. The Association had aggregate cash balances at December 31, 2024 and 2023 of \$25,000 and \$25,000, respectively.

UBS Financial Services, Inc. is located in Sacramento, California. The Association maintains cash in a combination of money fund accounts and funds held at a FDIC insured UBS Bank. The money funds are not insured by the FDIC or any other government agency. Each money fund invests in such investments as Federally government backed securities and AAA rated corporate bonds. The Association had aggregate money fund balances at December 31, 2024 and 2023 of \$488,854 and \$165,386, respectively. The Association had aggregate cash balances at UBS Bank at December 31, 2024 and 2023 of \$104,433 and \$165,543, respectively.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 9 - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate \$4,206,164, and are presented on the accompanying balance sheet as a contract liability (assessments received in advance-reserve fund) at December 31, 2024, are held in separate accounts and are generally not available for operating purposes.

On August 8, 2024, Murray Joseph & Associates conducted a reserve study which estimated the remaining useful lives, reserve costs and a funding schedule of the common property identified in the study. Significant assumptions of the study include an annual inflation rate of 4.0%, annual recommended reserve contribution increases of 6.6% and a 116.29% funding level as of December 31, 2024. The reserve study projected the Reserve Fund having a balance of \$4,279,611 at year end. As disclosed in the reserve study, based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the California Civil Code, the estimated fully funded balance in the Reserve Fund at year end is \$3,680,123. The actual balance in the Reserve Fund contract liabilities is \$4,206,164 at December 31, 2024. The reserve study was reviewed by the Board of Directors and incorporated as part of the 2025 budget. The table included in the compiled supplementary information on Future Major Repairs and Replacements is based on this information. The costs in the table are those at the date of the study.

The Association is funding such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs for major repairs and replacements. If additional funds are needed the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023

NOTE 10 - RELATED PARTY TRANSACTIONS

The Association is the master association for 20 project associations. Several of the project associations have contracted with the Association to handle collection of assessments and to provide management services for the Association. The Association accepts the responsibility for the assessment collection and the related administrative responsibility for collection of unpaid dues. The Association on a monthly basis electronically transfers the full monthly budgeted assessments amounts to the contracted projected associations.

NOTE 11 - PENDING LITIGATION

On December 26, 2024, Community of Harbor Bay Isle Owners' Association, Inc. (CHBIOA) was served as an et al with papers regarding an alleged trip and fall in the common area of a project association. CHBIOA is also insured for this association and is being represented by the Project's Insurance and Attorney. CHBIOA CC&Rs specify that each project is responsible for the upkeep and maintenance of their own common area.

NOTE 12 - SUBSEQUENT EVENTS

The Association has evaluated subsequent events through April 7, 2025, the date which the financial statements were available to be issued. Based upon this evaluation, the Association has determined that no subsequent events have occurred which require adjustment to or disclosure in the financial statements.

See independent auditors' report.

**Supplementary Information
(Compiled)**

See independent auditors' report.

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
DECEMBER 31, 2024

(COMPILED)

On August 8, 2024, Murray Joseph & Associates conducted a reserve study which estimated the remaining useful lives, reserve costs and a funding schedule of the common property identified in the study. Significant assumptions of the study include an annual inflation rate of 4.0%, annual recommended reserve contribution increases of 6.6% and a 116.29% funding level as of December 31, 2024. The reserve study was reviewed by the Board of Directors and incorporated as part of the 2025 budget.

A limitation of reserve funding is that items included in the study are those outlined by the scope and parameters of the study. In addition, the actual expenditures and timing of the replacements may vary from the estimates and the variations may be material. Those individuals relying upon the study should obtain a copy of the study and become familiar with the premises on which it has been prepared.

If additional funds are needed, the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until the funds are available.

The following compiled table is based on the study and presents significant information about the components of the common property. The costs in the table are those at the date of the study.

Components -----	Estimated Future Remaining Useful Life -----	Estimated Current Reserve Cost -----
Asphalt/Concrete	0-10 years	\$ 586,817
Fencing/Walls	0-3	163,066
Lighting	0-20	580,280
Community Building - Exteriors	0-18	572,788
Community Building - Interiors	0-32	680,905
Bridges/Docks/Boat Ramps	0-33	3,299,628
Lagoon	0-3	290,500
Arbors/Bus Shelters	0-13	158,900
Other	0-18	47,050
Sewer Lines	19	160,000
Landscaping	0-13	339,410

		\$6,879,345
		=====
Reserve Fund Contract		
Liabilities Balance at December 31, 2024		\$4,206,164
		=====

See independent auditors' report.
(The supplementary information is compiled)

COMMUNITY OF HARBOR BAY ISLE OWNERS' ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
DECEMBER 31, 2023

(COMPILED)

On September 29, 2023, Murray Joseph & Associates conducted a reserve study update which estimated the remaining useful lives, reserve costs and a funding schedule of the common property identified in the study. Significant assumptions of the study include an annual inflation rate of 4.0%, annual recommended reserve contribution increases of 6.25% and a 125.29% funding level as of December 31, 2023. The reserve study was reviewed by the Board of Directors and incorporated as part of the 2024 budget.

A limitation of reserve funding is that items included in the study are those outlined by the scope and parameters of the study. In addition, the actual expenditures and timing of the replacements may vary from the estimates and the variations may be material. Those individuals relying upon the study should obtain a copy of the study and become familiar with the premises on which it has been prepared.

If additional funds are needed, the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until the funds are available.

The following compiled table is based on the study and presents significant information about the components of the common property. The costs in the table are those at the date of the study.

Components	Estimated Future Remaining Useful Life	Estimated Current Reserve Cost
-----	-----	-----
Asphalt/Concrete	0-9 years	\$ 543,082
Fencing/Walls	0-4	159,691
Lighting	1-18	466,570
Community Building - Exteriors	0-19	531,974
Community Building - Interiors	0-20	649,649
Bridges/Docks/Boat Ramps	0-34	2,898,275
Lagoon	0-4	235,350
Arbors/Bus Shelters	0-14	149,500
Other	0-19	42,750
Sewer Lines	0	200,000
Landscaping	0-14	280,063

		\$6,156,904
		=====
Reserve Fund Contract		
Liabilities Balance at December 31, 2023		\$4,160,629
		=====

See independent auditors' report.
(The supplementary information is compiled)

COMMUNITY OF HARBOR BAY ISLE OWNERS ASSOCIATION
INSURANCE COVERAGE SCHEDULE

TYPE	Premium	EXPOSURE & PROPERTY COVERAGE	LIMIT OF INSURANCE (\$)	DESCRIPTION OF COVERAGE
PROPERTY		3195 MECARTNEY ALAMEDA, CA 94502		
35839777WCE		BUILDING(INCLUDING PROPERTY IN OPEN)	\$4,795,913	SPECIAL FORM, REPLACEMENT COST EXCLUDING EARTHQUAKE & FLOOD.
CHUBB		PERSONAL PROPERTY	\$301,833	DEDUCTIBLE - \$5,000
12/16/24 TO 12/16/25		BUSINESS INCOME	\$188,645	PARTIES AT INTEREST:
PREMIUM:	\$11,721	VALUABLE PAPERS	\$75,000	CITY OF ALAMEDA
		MAINTENANCE EQUIPMENT	\$100,000	
		EDP COVERAGE	\$120,000	
LIABILITY		COMMERCIAL GENERAL LIABILITY		
CIP462901		EACH OCCURRENCE	\$1,000,000	DEDUCTIBLE: \$1,000 PER CLAIMANT.
SCOTTSDALE		AGGREGATE	\$2,000,000	
3/1/25 TO 3/1/26		PRODUCTS-COMPLETED OPERATIONS	\$1,000,000	
PREMIUM:	\$31,456.00	PERSONAL & ADVERTISING INJURY	\$1,000,000	
		FIRE LEGAL	\$100,000	
		MEDICAL PAYMENTS	\$1,000	
UMBRELLA		UMBRELLA		
CSX00100899P00		EACH OCCURRENCE	\$4,000,000	RETAINED LIMIT: \$10,000.
EVANSTON INS CO.		AGGREGATE	\$4,000,000	
3/1/25 TO 3/1/26				
PREMIUM:	26,500.00			
D&O & EPLI LIABILITY		PROFESSIONAL LIABILITY		
#0250535758		AGGREGATE	\$3,000,000	RETAINED LIMIT: \$10,000.
CNA				
3/1/25 TO 3/1/26				
PREMIUM:	\$25,700			
CRIME		COMPREHENSIVE		
#0250595992		EMPLOYEE DISHONESTY	\$5,000,000	DEDUCTIBLE: \$50,000
CNA		FORGERY OR ALTERATION	\$25,000	DEDUCTIBLE: \$250
6/1/24 TO 6/1/25		THEFT, DISAPPEARANCE & DESTRUCTION	\$25,000	DEDUCTIBLE: \$0
PREMIUM:	\$4,184	COMPUTER FRAUD/WIRE TRANSFER	\$5,000,000	DEDUCTIBLE: \$50,000
CRIME -excess bond		COMPREHENSIVE		
#107617629		EMPLOYEE DISHONESTY	\$1,000,000	DEDUCTIBLE: \$5,000
Travelers		Employee theft	\$1,000,000	DEDUCTIBLE: \$5,000

06/01/2024 TO 6/1/27 PREMIUM:	forgery Computer crime \$711	not covered not covered	DEDUCTIBLE: \$0 DEDUCTIBLE
VEHICLES			
BAZ 3018925468 Nationwide 08/16/24 TO 8/16/25 PREMIUM:	BODILY INJURY & PROPERTY DAMAGE UNINSURED/UNDERINSURED DAMAGE MEDICAL PAYMENTS COMPREHENSIVE COLLISION NON-OWNED AUTO LIABILITY HIRED AUTO LIABILITY \$49,349	\$1,000,000 \$1,000,000 \$5,000 DEDUCTIBLE: \$500 DEDUCTIBLE: \$500 \$1,000,000 \$1,000,000	
EARTHQUAKE			
MKLV5PR000645 EVANSTON INS CO. 7/27/24 TO 7/27/25 PREMIUM:	EARTHQUAKE & EARTHQUAKE SPRINKLER BUILDING COVERING: TIV OFFICE CONTENTS & EQUIPMENT - BPP BUSINESS INTERRUPTION/EXTRA EXPENSE \$39,708	\$5,103,986 \$5,744,463 \$478,744 \$161,733	DEDUCTIBLES: EQ & EQSL - 25% OF TIV; ALL OTHER PERILS - \$25,000.
WORKERS COMPENSATION			
EIG2152865 EMPLOYERS ASSURANCE 11/16/24 to 11/16/25 PREMIUM:	STATUTORY COVERAGE BODILY INJURY BY ACCIDENT EACH ACCIDENT BODILY INJURY BY DISEASE POLICY LIMIT BODILY INJURY BY DISEASE EACH EMPLOYEE \$56,250	\$6,384,940 TIV \$1,000,000 \$1,000,000 \$1,000,000	

THIS SUMMARY OF THE ASSOCIATION'S POLICIES OF INSURANCE PROVIDES ONLY CERTAIN INFORMATION, AS REQUIRED BY SUBDIVISION (E) OF SECTION 1365 OF THE CIVIL CODE, AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE COMPLETE POLICY TERMS AND CONDITIONS CONTAINED IN THE ACTUAL POLICIES OF INSURANCE. ANY ASSOCIATION MEMBER MAY, UPON REQUEST AND PROVISION OF REASONABLE NOTICE, REVIEW THE ASSOCIATION'S INSURANCE POLICIES AND, UPON REQUEST AND PAYMENT OF REASONABLE DUPLICATION CHARGES, OBTAIN COPIES THOSE POLICIES. ALTHOUGH THE ASSOCIATION MAINTAINS THE POLICIES OF INSURANCE SPECIFIED IN THIS SUMMARY, THE ASSOCIATION'S POLICIES OF INSURANCE MAY NOT COVER YOUR PROPERTY, INCLUDING PERSONAL PROPERTY OR, REAL PROPERTY IMPROVEMENTS TO OR AROUND YOUR DWELLING, OR PERSONAL INJURIES OR OTHER LOSSES THAT OCCUR WITHIN OR AROUND YOUR DWELLING. EVEN IF A LOSS IS COVERED, YOU MAY NEVERTHELESS BE RESPONSIBLE FOR PAYING ALL OR A PORTION OF ANY DEDUCTIBLE THAT APPLIES. ASSOCIATION MEMBERS SHOULD CONSULT WITH THEIR INDIVIDUAL INSURANCE BROKER OR AGENT FOR APPROPRIATE ADDITIONAL COVERAGE.

COMMUNITY OF HARBOR BAY ISLE OWNERS ASSOCIATION MEMBER INFORMATION UPDATE

Owner Name(s)

Email Address

Property Address

Billing Address – if different from property address

Phone – Home

Work

Cell

Emergency Contact Information – will be kept confidential and used only if necessary

Vehicle Make/Model

Color

License #

Vehicle Make/Model

Color

License #

Vehicle Make/Model

Color

License #

Tenant Information

If you rent your property, please provide the following information about your tenants:

Name(s):

Phone – Home

Work

Cell

Secondary Address

Civil Code §4040 gives members the right to request that any and all billing or collection notices be sent to a secondary address in addition to the owner's listed mailing address. If you wish to exercise this right, please check the box, provide the secondary address and sign this form.

☐

Secondary Address Option – Please send billing and collection notices to:

Secondary Address

City

Zip

Receive Information by Email Opt-In Option

Civil Code §4041 - By checking the box below, you agree to:

- Receive all notices, disclosures, and documents from CHBIOA and your project Association electronically which includes email, fax, electronic message board, or network which the association has designated for those communications, together with a separate notice to you of the posting.
- The delivery by electronic means is complete at the time of transmission.
- A member shall, on an annual basis, provide written notice to the association.

☐

Opt-In Option – Please send me Annual Disclosure Documents by email.

Information Sharing Opt-Out Option

Civil Code §4041 (b)2 - Members have the right to request approval from the Board to inspect and copy the membership list for purposes reasonably related to the requestor's interest as a member. The list may include the members' names, property addresses, and mailing addresses. Individual owners have the option to choose not to share their name and address by notifying the association in writing that they prefer to be contacted by an alternate means. You can choose this option by checking the box below and signing this form.

☐

Opt-Out Option – Please do not share my name and mailing address.

Owner Signature

Date

PREFERRED CONTACT METHOD FOR INDIVIDUAL DELIVERY

As of January 1, 2023, California Civil Code §4041 requires associations to solicit from each member that member's contact information and preferred method(s) for receiving association communications via individual delivery ("4041 Solicitation"). Each member is entitled to request that communications be sent to the member at one or two specified mailing addresses, one or two specified email addresses, or at a specified mailing address and a specified email address.

If a member has not responded to the association's most recent 4041 Solicitation, individual delivery is achieved by sending the communication to the last address shown on the association's records for the member through the United States Postal Service.

If a member has never responded to a 4041 Solicitation or submitted their contact information to the association, individual delivery is achieved by sending the communication to the member's on-site property address.

I (Print Name and Property Address) _____

prefer to receive individual delivery through:

Email: _____ (1st)

☐ _____ (2nd)

US Postal Service: _____

☐ _____

* Next year we will have new software that will allow you to update this information on the website.

Return form to: FrontOffice@HarborBay.Org

**Front Office – Preferred Delivery
Community of Harbor Bay Isle Owners' Association
3195 Mecartney Road
Alameda, CA 94502**

Community of Harbor Bay Isle

2025 Events Calendar

“Save These Dates” UPDATE

Personal Document Shredding, E-Waste Recycling & Salvation Army Donation Drive Drop-off Event

June 28, 2025 from 9:00AM-12:00PM

Community Center Parking Lot, 3195 Mecartney Road, Alameda

CHBIOA's 50-ish Celebration

Saturday, August 2, 2025 from 12:00PM to 4:00PM

Community Center Parking Lot, 3195 Mecartney Road, Alameda, and adjoining Leydecker Park

If you are interested in volunteering at the event, please contact Jacqui Vasquez at jvasquez@harborbay.org.

Annual Community Parking Lot Sale and Salvation Army Donation Drive

Saturday, August 9, 2025 from 9:00AM-1:00PM

Parking lot at the corner of Island Drive and Mecartney Road

Reservations for stalls will be taken beginning July 1, 2025-space is limited.

Personal Document Shredding, E-Waste Recycling & Salvation Army Donation Drive Drop-off Event

October 11, 2025 from 9:00AM-12:00PM

Community Center Parking Lot, 3195 Mecartney Road, Alameda

Be sure to check your quarterly *Gulls Call* for information on all of these events or call the Community Offices at 510-865-3363.



E-WASTE RECYCLING, DOCUMENT SHREDDING, & DONATION DROP-OFF EVENT

**FREE
EVENT!**

**WHERE: 3195 MECARTNEY ROAD,
ALAMEDA, CA 94502**

WHEN: JUNE 28, 2025

TIME: 9:00 AM - 12:00 PM



E-Waste Items Accepted For Free (NO LIMIT): All Copper based devices, Harddrives, Medical Devices, Amplifier, TV&Monitor, Tablet/Ipad, Game Console, Computer/Server, Laptop/Macbooks/Chromebook, Phones, Cable-box, Credit Card Terminal, Cable, Wire, Adaptor, Power Supply, GPS, Projector, Camcorder, Camera, Car Chargers, etc.

*Certain items may be collected for a fee. For a full list of items and rates, please contact FrontOffice@harborbay.org or OfficeManager@harborbay.org
All e-waste items will be collected by Recycle1234.com.

Document Shredding Items Accepted (5 BOX LIMIT PER CAR): Old Bills, Old Checks, Brochures, File Folders, Letterhead Products, Photos, Envelopes, Tax Information, Dated Bank Statements, etc.

Documents will be shredded onsite by Shred It, space permitting.

Donation Items Accepted (NO LIMIT): Clothing, Shoes, Accessories, Home Decor, Housewares, Kitchenware, Antiques, Toys, Games, Tools, Books, DVDs, CDs, Video Games, Small Furniture, Purses, Backpacks, Luggages, Bicycles, Bedspreads, Blankets, Linens, etc.

Donation items will be taken by Salvation Army, space permitting. Certain items are not accepted due to regulations or other legalities. Donation receipts will be distributed on site. For a full list of items and rates, please contact FrontOffice@harborbay.org or OfficeManager@harborbay.org

**For more information on each event, please call the Community Office at 510-865-3363.
Sponsored by the Community of Harbor Bay Isle Owners' Association.**