



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

Protecting property values and the quality of life in Ballena Bay – August 2017

Disaster Preparedness for Seniors and the Disabled, by JillMacAfee

Now is a great time to have all members of your household prepare for emergencies. The first step is identifying what your household members may have special needs. Evaluate those needs and include them in your emergency plan and add necessary items to your emergency supply kits. Consider the following measures:

- Create a network of neighbors, relatives, friends and co-workers to aid you as needed. Discuss special needs and how to operate necessary equipment. Employers should know those needs also.
- Keep specialized items ready, such as extra wheelchair batteries, oxygen, catheters, medications, and food for service animals.
- Keep written copies of your prescriptions, over-the-counter medications, and dosages, orders for medical equipment, and allergy information.
- Work with medical service providers about plans to undergo routine treatments whether delivered at home or at the hospital or specialty clinic.
- Maintain copies of your medical health records from doctors, hospitals, clinics.

The US Department of Health and Human Services (HHS) provides an online tool intended to help people locate and access their electronic health records from a variety of sources.

Coordinate with friends, family or specialty transportation service providers in the event of a mandatory evacuation.

Find more information on preparedness for older Americans at www.ready.gov/seniors.

Waterside, by Wanda Bacigalupi

The committee has received the final report on wave maze alternatives from CLE engineering. We are reviewing them at this time. The committee is also continuing to explore more ideas and options regarding a new wave maze. We recently met with one of our new neighbors who have experience with marine construction. He gave us local contacts to possibly identify more alternatives.

We are still losing tires from the wave maze. If anyone finds a loose tire, please tie it to your dock and call us to retrieve it so it can be replaced. Thank you.

I'm sure many of us have noticed the late night "noises" on the water. With the tide changes the pilings have collars on them that rub and make sounds. We have found that spraying PAM cooking spray on the pilings near where the collars wear will help to reduce the noise. Let us know if anyone has found a better way to "lubricate" our pilings.

Again I want to remind boaters to watch out for paddle boarders and kayakers. Their numbers have increased this summer. It is always fun to see people having fun on the water.

Be Safe!



Landside Update, by Jeff Frankel

CAM construction has just about completed the 2017 siding and painting program which this year encompassed homes from 300 to 334 Tideway drive. Thanks to all of our Tideway homeowners who put up with the dust and noise during construction.

The 2017 roofing program will get underway early to mid-September.

Questions? Call or email Jeff Frankel.

Management

Associa Community Management, 8000 Jarvis Avenue, Newark, CA 94560
Community Manager, LeeAnn Sinesio, Leeann.sinesio@associa.us, 510-896-2674

Board of Directors

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	wbacigalupi@hotmail.com	510.521.2426
Jay Cherrie	Treasurer		justjayc@hotmail.com	864.1709
Jaye Eldridge	Vice President		Jaye.eldridge@gmail.com	213.0868
Pat Faustman		Landscape	pgfaustman@gmail.com	864.0665
Jeff Frankel	President	Landside	jfrankel@pacbell.net	510.769.6097
Jill MacAfee	Secretary	Communications, Community Preparedness	jillalyson.macafee@gmail.com	510.814.1849
Lynne Robertson		Architectural	lynne.c.robertson@gmail.com	384.5094

2017 Calendar of Events

All meetings are held at the Ballena Bay Yacht Club:
Executive sessions are at 7:00pm. Regular Board meetings at 7:30pm – unless otherwise noticed.

August Meetings	August 15
September Meetings	September 19
October Meetings	October 17
November Meetings	November 21
December Meetings	December 19

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. August 15, 2017

Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. Call to Order

2. Items Requiring Board Action

A. Review Contracts

B. Review and Approve Collection, Delinquency and Foreclosure Actions

C. Review Legal Issues

D. Review Disciplinary Matters

E. Personnel Issues

3. Adjournment

Executive sessions of the board of directors are provided by statute so boards can address issues involving privileged information and matters of a private nature. As a result, members do not have a right to attend executive sessions. As provided for in [Civil Code §4935](#), boards may go into executive session for the following matters:

1. Legal Issues. This preserves [attorney-client privilege](#), litigation strategy and settlement strategies for current and potential litigation matters. The association's attorney does not need to be present either in person or by phone for the board to meet in executive session to discuss legal issues.
2. Formation of Contracts. Boards may consider matters relating to the [formation of contracts](#) with third parties.
3. Disciplinary Hearings. Boards should meet in executive session for all [disciplinary hearings](#). The accused member is entitled to attend the executive session for that portion of the meeting dealing with member's hearing.
4. Personnel Issues. Personnel matters which include, but are not limited to, hiring, firing, raises, disciplinary matters and performance reviews.
5. Payment of Assessments. Board may meet with members in executive session to discuss requests by delinquent members for [payment plans](#).
6. Foreclosure. The decision to initiate foreclosure shall be made only by the board of directors of the association and may not be delegated to an agent of the association. The board must approve the decision by a majority vote of the directors in executive session. [Civ. Code §5705\(c\)](#).

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 pm August 15, 2017

Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda, CA 94501

AGENDA

1. Call to Order

7:30 p.m.

2. Homeowner's Open Forum

3. Secretary's Report

Once approved and signed by the secretary the regular meeting minutes will be available for homeowner's viewing and placed in the corporate record book.

- A. Approval of Minutes
 - 1. June 20, 2017 – Regular & Executive

Treasurer's Report

The law requires the board to review and accept the reconciled financial statements at least once per quarter.

- A. Review Financial Statements – June & July 2017
- B. Review Collection Actions
- C. Review/Approve CPA Engagement for YE 2017

4. Management Report/Action Items

- A. Site Inspection Report
- B. Compliance Issues

5. Committee Reports

- A. Landside Committee Report – Construction Project Status
- B. Architectural Committee Report – Architectural Applications
 - 1. 420 Tideway
- C. Landscaping Committee Report
- D. Waterside Committee Report
- E. Neighborhood Communications Committee Report
- F. Community Preparedness Committee Report

6. Other Business

- A. Rentals/Governing Document Amendment
- B. Parking Rules
- C. Dock Rules/Insurance Coverage (Ratify)
- D. Reserve Study Draft
- E. 2018 Budget Planning

7. Adjourn

8:30 p.m.

8. Next Meeting Date & Location – September 19, 2017, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.