



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

2017–2018 Board, by Jaye Eldridge, Vice President

It's that time of year again, when board members completing their terms cycle off the board and new members take up their work. Leaving the board this year are Jeff Frankel, Jill MacAfee and Lynne Robertson. Jennifer Flanigan, John Finston and David MacAfee will take their places. Thanks so much, Jeff, Jill and Lynne for putting in the time and work required to keep our community in good financial and physical shape for the past two years – it's really appreciated, and I have also personally enjoyed working with each of you.

Our New Board Members:

Jennifer Flanigan has lived at 342 Tideway for 24 years. This is not her first go round on the board, having previously served as the architecture committee chair. She has also been (and I hope will be again) a frequent contributor to the Docksideside under her nom de plume "Scoop" Flanigan. Her professional background is in accounting.

John Finston has practiced law for 33 years, and has extensive experience with boards, having served on several non profits' boards, as well as school boards and as the president of the condo association where he lived in D.C. He is currently a Deputy Commissioner with the California Department of Insurance.

David Macafee is an Electrical Engineer who has lived on Cola Ballena with his wife Jill for seven years. He enjoys long distance swimming, sailing on their Columbia 32, hiking, biking and watching classic movies.

Welcome Jennifer, John and David! I look forward to working with you in the coming year.

Waterside, by Wanda Bacigalupi

The diver is here again this week for repair and maintenance on our wave maze. We are working hard to extend its life until the wave maze can be replaced.

A reminder to all of our BBTA homeowners, we have work floats available for anyone who needs to have work done under their house or deck. They are available through the Waterside Committee. Contact me, or any of the committee members, when you need a float. Please allow plenty of time for us to get the float to your dock. Also, remember the floats are property of BBTA and need to be properly maintained while in your possession.

Safety, by Jill MacAfee

Do you know about TAMSf? It is an agency that sends an email of traffic disruptions and local issues and emergencies. It sends alerts to try to avert traffic issues. Find them here:

www.tmasfconnects.org

For letters to the Board or to report needed repairs, use this contact information:

LeeAnn Sinesio, Community Director, Associa Northern California, 8000 Jarvis Ave., Entry 2, Newark, CA 94560, 510-896-2674, LeeAnn.Sinesio@associa.us



Bringing Back the 'Round the (Little) Island Party, by Jaye Eldridge and Wanda Bacigalupi

For many years residents of our Ballena Bay Townhouse association celebrated New Year's Day with our own around the island party. Jaye did some looking back through old Dockside's, and it looks like the last one was held in 2010. We want to bring this fun neighborhood get-together back. The party was normally hosted by four homes serving a variety of food and drink. Residents and their guests went by land or water house to house. This New Year's, January 1, 2018, we will start the celebration at 10:00 am at Dick and Wanda Bacigalupi's at 1215 Ballena Blvd. There will be three more stops, (one of which will be and Art Stiers and Jaye Eldridge's at 425 Cola Ballena), finishing around 4:00 pm.

We are looking for two more homes to host. Please let us know by the end of this month if you are interested in attending this social event and/or would like to host. This has always been a fun time to renew friendships and meet new neighbors.

Please let us know if you are interested.

Wanda Bacigalupi – 510.521.2426 wbacigalupi@hotmail.com

Jaye Eldridge – 510.213.0868 jaye.eldridge@gmail.com



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BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. October 17, 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*



BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 pm October 17, 2017

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

AGENDA

1. **Call to Order** 7:30 p.m.
2. **Roll Call**
3. **Election/Seating of Officers**
4. **Homeowner's Open Forum**
5. **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.
Approval of Minutes for September 19, 2017 – Regular & Executive
6. **Treasurer's Report**
The law requires the board to review and accept the reconciled financial statements at least once per quarter.
Review Financial Statements – September, 2017
Review Collection Actions
7. **Management Report/Action Items**
8. **Committee Reports**
Landside Committee Report – Construction Project Status
Architectural Committee Report – Architectural Applications (if any)
Landscaping Committee Report
Waterside Committee Report
Neighborhood Communications Committee Report
Community Preparedness Committee Report
9. **Other Business**
Rentals/Governing Document Amendment
Reserve Study Draft
10. **Adjourn** 8:30 p.m.



11.

Next Meeting Date & Location – November 21, 7:30 PM Ballena Bay Yacht Club

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.

October Meetings	October 17
November Meetings	November 21
December Meetings	December 19