



At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

President's Message by Jay Cherrie

Once again it is time to thank the outgoing Board members Jill McAfee, Lynn Robertson and Jeff Frankel. We are indeed fortunate to have had them as Directors and appreciate their service to the BBTA.

A sincere welcome (and welcome back) to the new Board members: David McAfee, Jennifer Flanigan and John Finston. On the new Board I will be serving as President, Jaye Eldridge will continue as Vice President, John Finston will be Treasurer and Jennifer Flanigan will assume the post of Secretary. David McAfee will take over as Communications and Preparedness chair and John Finston will step as Landside chair. Remaining as Waterside chair is Wanda Bacigalupi and continuing as Landscape chair is Pat Faustman.

We are looking forward to another productive year for BBTA and thank the Board members for serving and the community as a whole for your ongoing support

Waterside by Wanda Bacigalupi

We are progressing with CLE, a marine consultant, in replacing the current wave maze. Our goal is to have a new wave maze designed, built and installed by fall of 2018. The schedule is very aggressive and requires many steps to meet this goal. We will continue to update the community on our progress.

The diver was out twice in October and once this month to clean and replace tires to the existing wave maze. We are trying to keep our current wave maze afloat until a new one is installed. With the upcoming storms this winter it is imperative that our wave maze is in the best condition. This has been a challenge.

We are starting to see extreme high tides, also known as "King Tides" this month. In the past these tides have lifted some ramps off the head floats. If this happens to your ramp please contact the waterside committee immediately. Call Dick Bacigalupi, Rob Larsen or Wanda Bacigalupi.

A Day of Remembrance in Normandy by Jennifer Flanigan

In September my husband and I celebrated our 30th wedding anniversary by taking a Viking cruise along the Seine. One day was devoted to a visit to the Normandy Beaches. My father-in-law was a lieutenant in the Army in World War II and was taken as a prisoner of war by the Germans. My father was in the Army Air Corp, later known as the Air Force, and served as well. So in addition to the anniversary, this trip was an homage to the two of them.

It was a lovely two-hour ride from the longship to Arromanches, where we briefly toured a WWII museum. One of the highlights was a 15-minute film dealing mainly with the creation of an artificial port, which was essential in order to unload war materiel – guns, cannons, artillery -- for the invasion. Concrete blocks or caissons were made by British shipbuilders, they were submerged on the English coast, then were hauled by ferries to Arromanches to be the supports for the port. Basically a long artificial floating roadway had to be created in order for ships to dock and unload the tools with which to fight the enemy. Some hard statistics: over 500,000 vehicles,

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2.5 million soldiers and four million tons of war materiel went through this port – also known as Mulberry Harbour. One marvels at the vision to create this plan, then to carry it through, all the while attempting to maintain subterfuge. Truly amazing.

That afternoon we drove to the American cemetery where nearly 9,000 U.S. soldiers are buried. The grounds are meticulously kept and are quite simple with lush grass, stately trees and a stone promenade. On one side are the graves with headstones in white marble. On the other is a pond with water lilies – this overshadowed by a smooth twenty-foot tall black statue of indomitable youth. This was a gift to us by the French government to recognize the contribution of our youth. The median age of the fallen in this battle was twenty-four. At 2:30 precisely there was a speech from a young French representative which had to do with the cemetery and D-Day, at the conclusion of which he gave heartfelt thanks to the American effort. We were then asked to face the tombstones and our national anthem was played. Then a solitary bugler played Taps. At the conclusion of those pieces our cruise director asked that those of our passengers who had served in the military please come forward. We gave them a round of applause. One of the men and women gathered was a gentleman in a wheel chair we had noticed on our ship. I later learned he was in his nineties and had served in the battle. What memories must have resurfaced for this brave, brave soldier!

Before disembarking the bus, we had each been handed a long-stemmed rose. The final part of this tribute was to place them at the grave of one of the fallen. Private Francis Burrell’s gravesite was the richer by one yellow rose and several of my tears.

Management

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Board of Directors

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	wbacigalupi@hotmail.com	521.2426
Jay Cherrie	President		justjayc@hotmail.com	864.1709
Jaye Eldridge	Vice President		Jaye.eldridge@gmail.com	213.0868
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Jennifer Flanigan	Secretary	Architecture	jgflanigan@gmail.com	523.4734
David MacAfee		Preparedness	david.macafee@gmail.com	814.1849

Upcoming 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.

November Meetings	November 21, 2017
December Meetings	December 19, 2017
January Meetings	January 16, 2018
February Meetings	February 20, 2018

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Executive Session

7:00 P.M. November 21, 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 §1363.05\(b\)](#), 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 §1367.4\(c\)\(2\)](#).

BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

Board of Directors Meeting

7:30 pm December 19, 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
– Regular & Executive

Treasurer's Report

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

- B. Review Financial Statements
- C. Review Collection Actions

4. **Management Report/Action Items**

5. **Committee Reports**

- A. Landside Committee Report
- B. Architectural Committee Report
- C. Landscaping Committee Report
- D. Waterside Committee Report
- E. Neighborhood Communications Committee Report
- F. Community Preparedness Committee Report

6. **Other Business**

- A. Earthquake Insurance

7. **Adjourn**

8:30 p.m.

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