



# At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

---

Protecting property values and the quality of life in Ballena Bay – October 2018

---

## 2018–2019 Board, by *Jaye Eldridge, Vice President*

*Editor's Note – At the September Board meeting, the nomination period was closed. Four nominations were received for the four openings on the board. Therefore, as there was no contest, the new board members were elected by acclamation.*

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 Wanda Bacigalupi, Jay Cherrie, David MacAfee, and me. Dick Bacigalupi, Sebastien Belanger, Jeff Frankel and Lauren Picciani will take their places. Thanks so much, Wanda, David and Jay 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 are profiled below:

**Dick Bacigalupi** has lived at 1215 Ballena Blvd for 19 years. He has been a much appreciated member of the Waterside committee, working for the past two years on the wave maze replacement project. He has also been on the board five times previously. His professional background is in finance, with 40 years as a CPA, CFO and financial manager. This has given him a lot of background in working within financial constraints and bringing parties with different viewpoints to consensus.

**Sebastien Belanger** and his wife Trena have owned 1331 Ballena Blvd for a whopping six weeks! By day, Sebastien manages operations and real estate for a global consulting firm. By night, he is the chairman and CEO of a startup working to develop greener batteries. He also has experience in corporate strategy as well as in mergers and acquisitions. Both Trena and Sebastien are kite surfers and boaters, and they also enjoy remodeling.

**Jeff Frankel** has lived with his wife, Pat Corrigan on Tideway Drive since 1987. He worked as a truck driver out of high school, bartender, heavy equipment operator and did dental equipment repair, then went to night school, which was followed by 30-years in high-tech. Now semi-retired, Jeff remains a consultant to several software companies and is a volunteer docent at the Red Oak Victory WWII Cargo ship in Point Richmond. He has served on past boards, several times as president.

**Lauren Picciani** lives with her husband, Paul at 334 Tideway. She is currently employed as a nutrition and wellness counselor, but also has experience in corporate leadership and career development. Lauren (New York ) and Paul (Philadelphia) each moved to California in the early 90's. They have been married for 14 years, and their home on Tideway is the first property they've owned together.

Welcome Dick, Sebastien, Jeff and Lauren! I'm sure you'll all do a great job.

## New Streetlights, by **Jeff Frankel**

Have you noticed our new streetlights? The association just installed more than two dozen modern LED streetlights to replace the aging high pressure sodium fixtures that have served us since the early '70s.

The old fixtures not only were energy hogs at ~150 Watts per fixture but were also in their old age becoming troublesome from a maintenance perspective requiring costly bulb and ballast replacements on a regular basis.



Switching to LEDs will reduce our streetlight energy costs by more than 50% and the new lights are expected to be maintenance-free for the life of the fixture. Thanks to one of our newest board members, Lauren Picciani for spearheading this project.

**Children and Smartphone Safety, by Jill MacAfee**

There are millions of apps out there and some can expose children to a range of things from bullying to unwanted sexual messages. Some apps can even give a child the capability to secretly hide content from guardians and to share locations with strangers. When giving your child the responsibility of a cell phone, here are a few tips on how to help protect them:

- Approve every app on your child's phone
- Stay educated on popular apps for teens
- Establish strong privacy settings
- Talk with children about appropriate phone, app, and social media use
- Encourage your children not to share personal information
- Remind your children once “send” is clicked there is no undo button.

Technology can be a wonderful tool, but can also be dangerous if not properly used. We encourage parents and guardians to familiarize themselves with any apps their child is using and to actively monitor their online and cell phone activity. *Courtesy of Nextdoor Alameda.*

**Management**

Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588  
Farzana Ayub, Community Association Manager, 925-371-5730, [fayub@christisoncompany.com](mailto:fayub@christisoncompany.com)

**Board of Directors**

Member	Office	Committee	E-Mail	Phone
Wanda Bacigalupi		Waterside	<a href="mailto:wbacigalupi@hotmail.com">wbacigalupi@hotmail.com</a>	521.2426
Jay Cherrie	President		<a href="mailto:justjayc@hotmail.com">justjayc@hotmail.com</a>	864.1709
Mili Delbecq	Secretary		<a href="mailto:mdelbecq@comcast.net">mdelbecq@comcast.net</a>	295-5256
Jaye Eldridge	Vice President		<a href="mailto:Jaye.eldridge@gmail.com">Jaye.eldridge@gmail.com</a>	213.0868
Pat Faustman		Landscape	<a href="mailto:pgfaustman@gmail.com">pgfaustman@gmail.com</a>	864.0665
John Finston	Treasurer	Landside	<a href="mailto:jfrinston@icloud.com">jfrinston@icloud.com</a>	428.1368
David MacAfee		Community Preparedness	<a href="mailto:david.macafee@gmail.com">david.macafee@gmail.com</a>	473.2838

**2018 Calendar**

Meetings are held at the Ballena Bay Yacht Club with executive sessions at 7:00pm and regular Board meetings at 7:30pm

October Meetings	October 16, 2018
November Meetings	November 20, 2018
December Meetings	December 18, 2018

# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Executive Session

7:00 P.M. October 16, 2018

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, September 18, 2018

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. **Installation of New Board Members**
  - A. Selection of Officers
  - B. Assignment of Committee Chairs
4. **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 Previous Meeting Minutes
    1. 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
  - B. Review Collection Actions
5. **Management Report/Action Items**
6. **Committee Reports**
  - A. Landside Committee Report
  - B. Architectural Committee Report – Architectural Applications
  - C. Landscaping Committee Report
  - D. Waterside Committee Report
  - E. Neighborhood Communications Committee Report
  - F. Community Preparedness Committee Report
7. **Other Business**
  - A. As needed
8. **Adjourn** 8:30 p.m.

**Next Meeting Date & Location** – November 20th, 2018, Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.