



# At Docksideside

A Monthly Publication of The Ballena Bay Townhouse Association #1

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

## BBTA Dues as always, a bargain, by Jeff Frankel

As you know, the board has elected to raise the monthly dues to \$750 in order that the Association be financially prepared for future capital projects which will include completion of the roofing project, a stair/landing railing replacement program as well as the ongoing obligations of annual siding and paint program landscaping, etc.

It's my experience that anytime we raise the dues, folks want to know whether they are paying too much relative the market.

We did a survey of slip rental prices for various sized boats at local marina and then looked at the dues being paid by the two closest HOAs (neither of which provide docks) to get a feel for how \$750 monthly stacks up against unbundled condo fees plus slip rental.

I'm happy to say that BBTA dues at \$750 represent quite a bargain. Compared to owning a condo in Porta Ballena or Ballena Condos and keeping your boat at a marina, by owning here in BBTA, you save from \$140 to \$557 per month and your slip is right behind your house.

Local Marinas	Monthly Slip Rental			
	35' Boat	40' Boat	50' Boat	60' Boat
Alameda Marina 521-1133	\$333	\$400	\$600	\$780
Fortman Marina 522-9080	\$328	\$394	\$539	\$645
Grand Marina 865-1200	\$350	\$471	\$545	\$675
Ballena Isle 523-5528	\$423	\$488	\$664	\$845
Marina Village 521-0905	\$389	\$540	\$720	\$963
<b>Average non-BBTA Marina Rate</b>	<b>\$365</b>	<b>\$459</b>	<b>\$614</b>	<b>\$782</b>
Local HOA Dues	Dues			
Ballena Bay Condo Assn.	\$565.00	\$565.00	\$565.00	\$565.00
Porta Ballena HOA	\$485.00	\$485.00	\$485.00	\$485.00
<b>Average of local HOA Dues</b>	<b>\$525.00</b>	<b>\$525.00</b>	<b>\$525.00</b>	<b>\$525.00</b>
<b>Average Market Rate Slip Rental + Average of local HOA Dues</b>	<b>\$890</b>	<b>\$984</b>	<b>\$1,139</b>	<b>\$1,307</b>
<b>BBTA Dues</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>
<b>Your Monthly Savings Living in BBTA</b>	<b>\$140</b>	<b>\$234</b>	<b>\$389</b>	<b>\$557</b>

Even if you don't have a substantial boat, you get to live right on San Francisco Bay and step off your private dock onto your dingy or paddle board, swim, jet ski or just have a deck overlooking the water and our beautiful sunrises and sunsets.

For letters to the Board or to report needed repairs, use this contact information:  
Christison Company 7901 Stoneridge Drive #222, Pleasanton, CA 94588  
Farzana Ayub, Community Association Manager, 925-371-5730, fayub@christisoncompany.com



**Happy Holidays, Jeff Frankel**

On behalf of the BBTAA Board, here's wishing all of our homeowners and residents a happy and prosperous holiday season and a great year in 2019.

**Waterside Committee, By Richard Bacigalupi**

Some things don't go as planned, no matter how hard you work or want it. As you may know, the installation of the new wave maze will not take place until next June, the opening of the next environmental window. While we had obtained all of the four permits required, one regulatory agency refused our request for a 6-day extension. Without the extension the pile driving work would have exceeded the permissible environmental window. The pile driving work is now scheduled to begin as soon as the environmental window opens in 2019. Weather permitting, the future schedule provides a very defined period that the waterway will be closed. The specific dates will be provided as we get closer. For more information on the project feel free to contact me at dickbacigalupi@hotmail.com or 510-521-2426.

I want to take this opportunity to apologize for any inconvenience the past closure notices may have caused. Given the condition of the current wave maze we were really pushing to have it replaced before winter. Our challenge now is to keep it together for the next 6 months. I also want to thank the two homeowners on Tideway who called to volunteer their slips for those who needed to move their boats. It reflects a community working together.

This is also the time for the annual reminder to have everyone check your bilge pumps and dock lines. Dock lines should be tightened and checked for wear. If possible add spring lines to relieve pressure on the docks and your boat's cleats.

Wishing everyone a Happy Holiday and the best for the New Year.

**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
Dick Bacigalupi	Vice President	Waterside	<a href="mailto:dickbacigalupi@hotmail.com">dickbacigalupi@hotmail.com</a>	521.2426
Sebastien Belanger		Landscape	<a href="mailto:sebastienbelanger@me.com">sebastienbelanger@me.com</a>	610-0648
Mili Delbecq			<a href="mailto:mdelbecq@comcast.net">mdelbecq@comcast.net</a>	295-5256
John Finston	Treasurer		<a href="mailto:jfinston@icloud.com">jfinston@icloud.com</a>	428.1368
Jeff Frankel	President	Landside	<a href="mailto:jfrankel@pacbell.net">jfrankel@pacbell.net</a>	769-6097
David MacAfee		Community Preparedness	<a href="mailto:david.macafee@gmail.com">david.macafee@gmail.com</a>	473.2838
Lauren Picciani	Secretary			227-5435

**Upcoming Calendar**

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

December Meetings	December 18, 2018
January Meetings	January 15, 2019
February Meetings	February 19, 2019

# BALLENA BAY TOWNHOUSE ASSOCIATION NO. 1

## Board of Directors Executive Session

7:00 P.M. (December 18, 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 (December 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. **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. (November) – Regular & Executive
4. **Treasurer's Report**  
The law requires the board to review and accept the reconciled financial statements at least once per quarter.
5. **Management Report**
6. **Committee Reports**
  - B. Landside Committee Report
  - C. Architectural Committee Report – Architectural Applications
  - D. Landscaping Committee Report
  - E. Waterside Committee Report
  - F. Neighborhood Communications Committee Report
  - G. Community Preparedness Committee Report
7. **Other Business**
8. **Adjourn** 8:30 p.m.

**Next Meeting Date & Location** – (January 15, 2019), Ballena Bay Yacht Club, 1150 Ballena Blvd, Alameda.