

**CORONADO CAYS HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
September 24, 2014
Grand Caribe Room
AGENDA**

12:30 p.m. LUNCH

1:00 p.m. EXECUTIVE SESSION **Action Page**

- I. APPROVE EXECUTIVE MINUTES**
A. Approval of executive minutes for June 26, 2014 *BOARD ACTION* 3-4
- II. LEGAL**
A. CCHOA vs Applegate – Vince Sincek
B. TVDI Update – Vince Sincek
C. WSSI Settlement
- III. DELINQUENT ACCOUNTS** *BOARD ACTION IN OPEN SESSION*
A. Status Report 9
B. Request the Board of Directors to approve a lien on Acct. 2084 if it remains delinquent after Oct. 16, 2014. 11
- IV. PERSONNEL**

2:00 p.m. REGULAR SESSION **Action Page**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. RECOGNITION OF GUESTS**
- IV. EXECUTIVE SESSION DISCLOSURE**
- V. HOMEOWNER INPUT** (limited to 3 minutes per homeowner)
Homeowners shall have the opportunity to directly address the Board on any items of interest. Homeowner comments on items not on the agenda and within the jurisdiction of the Board are welcome, subject to reasonable time limitations for each speaker. If you wish to address the Board at this time, please state your name and address and reserve your comments to no more than three minutes so that others may be allowed to speak. No action will be taken.
- Each item of business will be introduced by the President, public comment for that item will be opened, the public will have the opportunity to speak on that item, public comment for that item will then be closed, and no additional public comment will be allowed. At that time the Board will discuss the item and then take action.
- VI. APPROVAL OF BOARD MINUTES**
A. Approval of regular meeting minutes for June 26, 2014 *BOARD ACTION* 17-20
B. Approval of special meeting minutes for July 24, 2014 *BOARD ACTION* 21-23
C. Approval of organizational meeting minutes for August 15, 2014 *BOARD ACTION* 25-26
- VII. PRESIDENT’S REPORT** – Mike Durgin
- VIII. TREASURER’S REPORT** – Jim Besikof
A. Financial report for the month of August, 2014 [*Handout*] *BOARD ACTION*
B. Draft Audit for Year Ending June 30, 2014 *BOARD ACTION* 31-42
- IX. MANAGER’S REPORT** – Nick Arther
A. Date for Board Orientation Set for October 9, 2014 45-46
B. Discuss D. Morris letter dated July 25, 2014 [Item XIV. A. 2]
C. Change to Landscape Department Hours of Business
D. Department Summary Reports
1. Administrative Approval Summary 47
2. Code Compliance Manager’s Report – Steve DeVerna 48
3. Dockmaster’s Report – Steve DeVerna 49-50

- 4. Landscape Manager's Report – Frank Zottolo 51
- 5. Maintenance Manager's Report – Steve DeVerna 52-53
- 6. Safety Report – Ivan Perez, G4S Site Supervisor 54-59

X. COMMITTEE REPORTS

- A. Approve Committee Members and Board Liaisons for 2014-15 Fiscal Year *BOARD ACTION* 63
- B. Architectural and Environmental Control Committee (AECC)
 - 1. Approve the July 16, 2014, AECC meeting minutes *BOARD ACTION* 65-66
 - a. New Business
 - i. 103 Antigua, Berube
 - Install two new vinyl windows in master bathroom *RECOMMENDS APPROVAL*
 - 2. Approve the September 18, 2014, AECC meeting minutes *BOARD ACTION* 67-68
 - a. New Business
 - i. 75 Catspaw Cape, Teal *RECOMMENDS APPROVAL*
 - Replace concrete and wood deck with Trex deck, replace concrete lower level, remove existing palms, erect new fence.
 - ii. 106 Antigua Court, Yates *RECOMMENDS APPROVAL*
 - Minor remodeling of following areas: kitchen, entry hall, built-in linen, laundry room, hall, powder, master bathroom, and bedrooms.
 - iii. 10 Half Moon Bend, Heckel *RECOMMENDS APPROVAL*
 - Add an 8x12' wood deck in rear yard off second floor bedroom, 96 sq.ft.
 - D. Finance Committee [Last meeting: July 15, 2014]
 - E. Cays Entrance, Ad Hoc Committee
 - F. Governing Documents Ad Hoc Committee
 - G. Grand Caribe Task Force [Last meeting: June 16, 2014]
 - H. Insurance Committee [Last meeting: March 12, 2014]
 - 1. Not yet able to meet to discuss a recommendation for earthquake insurance
 - I. Jamaica Village Docks Committee [Last meeting March 6, 2014]
 - J. Landscape Committee [Last meeting June 10, 2014]
 - K. Legal Committee [Meets as required]
 - L. Long Range Planning Committee
 - M. Safety Committee [Next meeting TBD]

XII. UNFINISHED BUSINESS

- A. Landscape Renovation of Boat Yard Perimeter – Nick Arther, MEMO 71-75
- B. Governing Documents: Status update
 - 1. Bylaws (discussion) – Sue McClintic

XIII. NEW BUSINESS

- A. Navy Relations and Flight Patterns over the Cays (discussion) – Al Sorensen
- B. Delinquent Accounts
 - 1. Request the Board of Directors approve a lien on Acct. 2084 if it remains delinquent after Oct. 16, 2014.

XIV. CORRESPONDENCE

- A. Incoming
 - 1. Letter dated July 24, 2014 – Governing Documents, D. Harrigan 81-83
 - 2. Email dated July 25, 2014 – Increased HOA fees, D. Morris 85-91
 - 3. Letter dated August 12, 2014 – North Grand Caribe Isle, C. Anderson, Port of S.D. 93-94
 - 4. Letter dated September 11, 2014 – Trinidad Clubhouse Roof, Plumbley 95
 - 5. Letter dated September 15, 2014 – Trinidad Clubhouse Roof, Jones 97
 - 6. Letter dated September 16, 2014 – Davis Stirling and Board Agendas, D.Harrigan 99-100
 - 7. Letter dated September 18, 2014 – Trinidad Clubhouse Roof, Hersh 101
- B. Outgoing
 - 1. Letter dated August 1, 2014 – A. Dahl, Port of S.D. Re. North Grand Caribe Isle Land Use 103-104
 - 2. Letter dated September 8, 2014 – T. Bresler, NBCCC EIS 105-106
 - 3. Letter dated September 10, 2014 – A. Dahl, Port of S.D. Re. North Grand Caribe Isle Land Use 107-109

XV. ANNOUNCEMENTS

- A. Next regular meeting scheduled for October 23, 2014 at 2:00 p.m. in the Grand Caribe Room.

XVI. ADJOURNMENT