

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 22, 2015
Grand Caribe Room
AGENDA**

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 organizational meeting minutes for September 24, 2015 *BOARD ACTION* 25-29

VII. CONTRACT CONSENT CALENDAR

NO BOARD ACTION

All items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the Board or the Association so requests, in which event, the item will be considered separately in its normal sequence. *A complete packet is available for review in the HOA office.

A. No New Business

VIII. PRESIDENT'S REPORT – Helen Kupka

IX. TREASURER'S REPORT – Jim Besikof

A. Treasurer's Report for September, 2015 *BOARD ACTION* 35

X. MANAGER'S REPORT – Nick Arther

A. All Contracts - Status 39

B. Project Status

1. Landscape Outsource Status 40

2. Regional General (RGP) Permit Status 40

3. Jamaica Village Piling Replacement 40

4. Bahama Village Clubhouse Seawalls 40

5. Montego Accelerated Deferred Maintenance MEMO 43-44

C. Department Summary Reports

1. Administrative Approval Summary 45

2. Code Compliance Report – Daniel Bick 46

3. Dock Master's Report – Daniel Bick 47-48

4. Landscape Manager's Report – Frank Zottolo 49

5. Maintenance Manager's Report – Steve DeVerna 50

6. Safety – Willard Fontenot, G4S Site Supervisor 51-53

XI. COMMITTEE REPORTS - Handouts

- A. Architectural and Environmental Control Committee (AECC) – Helen Kupka (for Board Liaison, Gail Donahue)
1. Receive the October 15, 2015, AECC meeting minutes *BOARD ACTION*
 - a. Unfinished Business
 - i. 3 The Point, Call *TABLED*
Demolition of current house, rebuild. 7,081 total sq.ft.
 - ii. 110 Trinidad Bend, Welch *RECOMMENDS TO APPROVE WITH CONDITIONS*
Enlarge previously approved addition by 45 sq.ft. and raise ceiling and roof by 2 feet.
 - b. New Business
 - i. 44 Kingston Court, Junet *RECOMMENDS TO APPROVE WITH CONDITIONS*
Installing air condition.
 - ii. 37 Saint Christopher’s Lane, Denney *RECOMMENDS TO APPROVE*
Installing a two stop elevator
 - iii. 52 Trinidad Bend, Shaber *RECOMMENDS TO APPROVE WITH CONDITIONS*
Interior remodel of kitchen, master bedroom and bathroom.
Install folding doors in the living room, replace and add on to current deck.
Add a door to the office and enlarge master bathroom window. Add 50 sq.ft. to deck.
 - iv. 35 Aruba Bend, Wilder *TABLED*
First and second story addition, raising ceilings to 10 ft.
1285 sq.ft. added to living area, and 154 sq.ft. to garage.
- B. Aviation Noise and Pollution Committee – Harold Nevin, Board Liaison [*Last meeting: Sept. 16, 2015*]
1. Brief Presentation [*Handout*] - Bob Dilworth
- C. Cays Entrance, Ad Hoc Committee – Helen Kupka, Board Liaison [*Last meeting: Sep. 16, 2015, Handout*]
- D. Finance Committee – Jim Besikof, Board Liaison [*Last meeting: Oct. 20, 2015*]
- E. Grand Caribe Task Force – Mike Durgin, Board Liaison [*Last meeting: Jun. 16, 2015*]
- F. Insurance Committee – Tom Clark, Board Liaison [*Next meeting: TBD*]
- G. Landscape Committee – Ed Reichert, Board Liaison [*Last meeting: October 20, 2015*]

XI. UNFINISHED BUSINESS

- A. Montego Village – Accelerated Deferred Maintenance [*see General Manager’s Report*] 43-44

XII. NEW BUSINESS

- A. Proposed Resolution 15-08 – Air Conditioners in Kingston Village *BOARD ACTION* 61-63
- B. Delinquent Accounts *BOARD ACTION*
1. *Handout(s)*

XIII. CORRESPONDENCE - None

IX. ANNOUNCEMENTS

- A. Board Orientation: October 29, 2015, at 10:00 a.m.
- B. Next regular scheduled meeting is December 10, 2015 at 2:00 p.m. in the Grand Caribe Room.
- C. Epsten Grinnell & Howell Legal Symposium: November 20, 2015. Registration: 8:00 a.m. Program: 9:00 a.m.
- D. AECC: Schedule change beginning February 2016: Moves from the 3rd Thursday to the 2nd Tuesday of each month.

X. ADJOURNMENT