

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 10, 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 October 22, 2015 *BOARD ACTION 29-31*

VII. CONTRACT CONSENT CALENDAR

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. New Business

1. Bahama / Antigua Clubhouse: Emergency Repair of Sewer Line
Recommend Bill Howe Plumbing based on past work in the Cays.
Not budgeted. Contract amount: \$19,400 (Bahama 50% / Antigua 50%)
2. Kingston Village: Extended Termite Control Service Agreement
Continue service agreement with Hi-Tech Termite Control, which performed fumigation in 2001.
Budgeted amount: \$7,100 Contract amount: \$7,056.
3. Montego Village: Solar Pool Heating System
Accept a once source contract with SunX Solar Systems Inc. which set up the solar system in Trinidad.
Budgeted amount: \$12,000 Contract amount: \$10,090 (\$19,000 less \$8,910 rebate)
4. Mardi Gras Village: Flat Roof Replacement, same as for 89 Tunapuna.
Budgeted amount (combined): \$163,225 Contract awarded to Peterson, Inc. for \$110,260

VIII. PRESIDENT'S COMMENTS – Helen Kupka

IX. TREASURER'S REPORT – Jim Besikof

A. Treasurer's Report for October, 2015 *BOARD ACTION 37*

X. MANAGER'S REPORT – Nick Arther

- A. Contract Status 41
- B. Project Status 42-46
- C. Department Summary Reports 47-55

XI. COMMITTEE REPORTS - Handouts

A. Architectural and Environmental Control Committee (AECC) – Gail Donahue, Board Liaison

1. Receive the December 3, 2015, AECC meeting minutes *BOARD ACTION* 59
 - a. Unfinished Business
 - i. 3 The Point, Call
 - b. New Business
 - i. 42 Spinnaker Way, Allen
 - ii. 24 Half Moon Bend, Varley
 - iii. 83 Kingston Ct., Northern
 - iv. 81 Kingston Ct., Hine
 - v. 51 Aruba Bend, Harrell Ridley
 - vi. 35 Aruba Bend, Wilder
 - vii. 4 Half Moon Bend, Nott
 - viii. 2 Antigua Ct. Hagemann
 - ix. 88 Tunapuna Lane, Roesch
 - x. 27 Port of Spain Road, Kitabayashi
 - xi. 46 Admiralty Cross, Molina
 - xii. 56 Blue Anchor Cay, Matranga
 - xiii. 36 The Point, Arnold/Smith
 - c. Discussion
 - i. Rodgers request to change Cays Specific Plan
- B. Aviation Noise and Pollution Committee – Harold Nevin, Board Liaison [*Last meeting: Sept. 16, 2015*]
- C. Cays Entrance, Ad Hoc Committee – Helen Kupka, Board Liaison [*Last meeting: Nov. 16, 2015*]
- 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*]

XII. UNFINISHED BUSINESS

- A. Proposed Resolution 15-08 – Air Conditioners in Kingston Village (*Handout*) *BOARD ACTION*

XIII. NEW BUSINESS

- A. Appoint Terry Tanber, as Mardi Gras Landscape Coordinator *BOARD ACTION*
- B. Delinquent Accounts *BOARD ACTION* 22-26
1. Request the Board to approve a lien on Accounts 2004, 2013, 2050, 2053, and 3060 if they remain delinquent after Jan. 10, 2016.

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS

- A. Next regular scheduled meeting is January 28, 2016 at 2:00 p.m. in the Grand Caribe Room.
- B. AECC: Schedule change beginning February 2016: Moves from the 3rd Thursday to the 2nd Tuesday of each month.

XVI. ADJOURNMENT