CORONADO CAYS HOMEOWNERS ASSOCIATION **BOARD OF DIRECTORS MEETING** April 28, 2016 **Grand Caribe Room** AGENDA

2:00 p.m. **REGULAR SESSION** Action Page I. CALL TO ORDER П. PLEDGE OF ALLEGIANCE Ш. **RECOGNITION OF GUESTS** A. Sean Clancy, General Manager, Loews Coronado Bay Resort 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, member comment for that item will be opened, the member will have the opportunity to speak on that item, member comment for that item will then be closed, and no additional member comment will be allowed. At that time the Board will discuss the item and then take action. VI. APPROVAL OF MINUTES A. Approval of Board of Director meeting minutes for March 24, 2016 **BOARD ACTION** 37-40 VII. **COMMITTEE REPORTS** A. Architectural and Environmental Control Committee (AECC) - Gail Donahue, Board Liaison 1. Receive the April 12, 2016, AECC meeting minutes **BOARD ACTION** 43-45 Unfinished Business a. i. b. New Business v. 87 Trinidad Bend, Wilson Recommends to Approve B. Aviation Noise and Pollution Committee - Harold Nevin, Board Liaison [Last meeting: Jan. 12, 2016] C. Cays Entrance, Ad Hoc Committee – Helen Kupka, Board Liaison [Last meeting: Mar. 15, 2016] D. Finance Committee - Bob Shugert, Board Liaison [Last meeting: Apr. 26, 2016] E. Grand Caribe Task Force – Mike Durgin, Board Liaison [Last meeting: Jun. 16, 2015] F. Insurance Committee – Tom Clark, Board Liaison [Last meeting: Apr. 22, 2016] G. Landscape Committee – Ed Reichert, Board Liaison [Last meeting: October 20, 2015] 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. Jamaica Village, Clubhouse Remodel - Budgeted Contractor : R. Neder Construction Contract Amount : \$29,000 2. Antigua Village, Dry Rot Evaluation - Not Budgeted

- Contractor : A. V. Builder 3. Bahama Village, Clubhouse Fumigation - Budgeted Contractor : Thrasher Pest Control
- 4. MontegoVillage, Renovation Bid Specification and Bid Process Ratification Contractor : Sullivan Construction Management Contract Amount: \$9,975

Contract Amount : \$3,059.95

Contract Amount: \$5,900

VIII.

	 Montego Village, Renovation – Dry Rot Evaluation – Using Pool Solar Budget Contractor : JWC Construction Contract Amount : \$5,005 Cays Entrance Renovation – Partial (Finials) – Budgeted Contractor : NRG Construction Contract for Finials : \$3,350 	
IX.	PRESIDENT'S REPORT – Helen Kupka	
Х.	TREASURER'S REPORT – Bob Shugert, Interim TreasurerA. Treasurer's Report for February, 2016BOARD ACTIONB. Treasurer's Report for March, 2016 (Handout)BOARD ACTIONC. Approval of 2016 -2017 BudgetBOARD ACTION	49
XI.	 MANAGER'S REPORT – Helen Kupka, Board President A. Contract Status B. Project Status C. Department Summary Reports Administrative Approvals Code Enforcement Report Facilities Manager Report, Dan Bick Landscape Manager Report, Frank Zottolo Safety Report, Anthony Casey, G4S Site Supervisor 	53-54 55 56 57 58-59 60 61-62
XII.	 UNFINISHED BUSINESS A. Resolution 14-05 : Proposed Amendment to Coronado Cays Specific Plan, status – Helen Kupka, President B. CCHOA Purchasing Policy, pending C. Proposed Resolution 16-03 – Formation of Seawall Committee BOARD ACTION Appoint Committee Members: Dan Fitzgerald, Blue Anchor; Dan Harrigan, Trinidad; and Al Sorensen, Kingston D. AECC Committee Member Rotation, Status – Gail Donahue 	65 67-68
XIII.	NEW BUSINESSA. Resolution 16-01: Square Footage AssessmentBOARD ACTIONB. Proposed Resolution 16-02: Annual Meeting Time and PlaceBOARD ACTION	71 73
XIV.	 CORRESPONDENCE: A. Incoming i. Letter dated April 11, 2016, Estudillo, Esq. – 3 & 5 Tunapuna Lane, Requesting Project Extension ii. Email dated April 15, 2016, Shaber/Schibler – 42 Trinidad Bend, Entry iii. Email dated April 18, 2016, Daly – Architectural Application for 4 Half Moon Bend B. Outgoing – None 	77 79-87 89-91
XV.	 C. ANNOUNCEMENTS A. Next regular scheduled meeting is Thursday, May 26, 2016 at 2:00 p.m. in the Grand Caribe Room. B. 45th Annual Meeting to be held September 1, 2016 	
XVI.	ADJOURNMENT	