

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 29, 2016  
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, 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 July 28, 2016               | <i>BOARD ACTION</i> | 21-24 |
| B. Approval of Board of Director organizational meeting minutes for Sep. 2, 2016 | <i>BOARD ACTION</i> | 25    |

**VII. COMMITTEE REPORTS**

- |   |   |       |
|---|---|-------|
| A. Appoint Committee Liaisons   | <i>BOARD ACTION</i>   |       |
| B. Architectural and Environmental Control Committee (AECC) – Liaison TBD           |   |       |
| 1. Receive the Sep. 13, 2016, AECC meeting minutes                                  | <i>BOARD ACTION</i>   | 29-31 |
| a. New Business   |   |       |
| i. 3 Aruba Bend, Lewis .....  | <i>Recommends to Approve</i>                                  |       |
| ii. 65 Spinnaker Way, Olimon .....  | <i>Recommends to Approve</i>                                  |       |
| iii. 80 Trinidad Bend, Hanson .....   | <i>Recommends to Deny</i>                                     |       |
| iv. 20 Antigua Court, Ellis .....   | <i>Recommends to Approve</i>                                  |       |
| v. 63 Spinnaker Way, Larroque .....   | <i>Recommends to Approve the House and Deny the Rear Pool</i> |       |
| vi. 36 Bahama Bend, Sager .....   | <i>Recommends to Deny</i>                                     |       |
| b. Letter dated September 19, 2016, Cevallos – Re. Construction at 52 Trinidad Bend |   | 91    |
| C. Aviation Noise and Pollution Committee – Harold Nevin, Board Liaison             | <i>[Last meeting: Jan. 12, 2016]</i>                          |       |
| D. Cays Entrance, Ad Hoc Committee – Helen Kupka, Board Liaison                     | <i>[Last meeting: Mar. 15, 2016]</i>                          |       |
| E. Finance Committee – Jim Besikof, Board Liaison                                   | <i>[Last meeting: Apr. 26, 2016]</i>                          |       |
| F. Grand Caribe Task Force – Liaison TBD  | <i>[Last meeting: Jun. 16, 2015]</i>                          |       |
| G. Insurance Committee – Liaison TBD  | <i>[Last meeting: Apr. 22, 2016]</i>                          |       |
| H. Landscape Committee - Liaison TBD  | <i>[Last meeting: October 20, 2015]</i>                       |       |
| I. Seawall Committee – Liaison TBD  | <i>[TBD]</i>  |       |

**VIII. 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. Kingston Roof Maintenance          | Not Budgeted  | 35-39 |
| Leonard Peterson Roofing, Recommended | Bid : \$4,200 |       |

<b>IX.</b>	<b>PRESIDENT’S REPORT</b> – Helen Kupka		
<b>X.</b>	<b>TREASURER’S REPORT</b> – Jim Besikof		
	A. Treasurer’s Report for July and August 2016 [ <i>HANDOUT</i> ]	<i>BOARD ACTION</i>	
	B. Finance Committee Meeting Minutes of August 16, 2016 [ <i>HANDOUT</i> ]	<i>BOARD ACTION</i>	
	C. Resolution 16-07 : Year End Transfer	<i>BOARD ACTION</i>	45
	D. Fiscal Year 2016-2016 Audit Approval	<i>BOARD ACTION</i>	47-62
<b>XI.</b>	<b>MANAGER’S REPORT</b> – Helen Kupka, Board President		
	A. Department Summary Reports		
	1. Administrative Approvals		65-66
	2. Code Enforcement Report		67
	3. Facilities Manager Report, Dan Bick		68-69
	4. Landscape Manager Report, Frank Zottolo		70
	5. Safety Report, Anthony Casey, G4S Site Supervisor		71-72
<b>XII.</b>	<b>UNFINISHED BUSINESS</b>		
	A. Resolution 14-05 : Proposed Amendment to Coronado Cays Specific Plan	<i>PENDING</i>	
	B. CCHOA Purchasing Policy	<i>PENDING</i>	
	C. Electricity Usage in Antigua Village Garages	<i>PENDING</i>	
	D. Proposed Resolution 16-04: Fire Pits on Patios, Amendment to Res. 15-03	<i>PENDING</i>	
<b>XIII.</b>	<b>NEW BUSINESS</b>		
	A. 56 Mardi Gras – Air Conditioning Placement – MEMO		77 & 87-89
	B. Guest Parking, Painted Curbs, Permits - MEMO		78
	C. Street Signage for Street Sweeping - MEMO		79
	D. Speed Reduction on Coronado Cays Blvd. – MEMO		80 & 83-85
	E. Delinquent Accounts	<i>BOARD ACTION</i>	15-16
	1. Request the Board to approve a pre-lien on Acct. 3083 if it remains delinquent after Oct. 15, 2016.		
	2. Request the Board to approve a pre-lien on Acct. 9141 if it remains delinquent after Oct. 15, 2016		
<b>XIV.</b>	<b>CORRESPONDENCE:</b>		
	A. Incoming		
	1. Petition dated March 25, 2016 – Re. Speed Limit Reduction on Coronado Cays Blvd.		83-85
	2. Letter dated Sep. 13, 2016, Bryan – Re. 56 Mardi Gras Air Conditioning Placement		87-89
	3. Letter dated Sep. 19, 2016, Cevallos – Re. Construction at 52 Trinidad Bend		91
<b>XV.</b>	<b>ANNOUNCEMENTS</b>		
	A. Next regular scheduled meeting is Thursday, October 27, 2016 at 2:00 p.m. in the Grand Caribe Room.		
<b>XVI.</b>	<b>ADJOURNMENT</b>		