

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 27, 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 September 29, 2016 *BOARD ACTION* 31-34

VII. COMMITTEE REPORTS

A. Appoint Committees *BOARD ACTION* 37-44

B. Architectural and Environmental Control Committee (AECC) – Liaison Mary Youngman

1. Receive the October 11, 2016, AECC meeting minutes *BOARD ACTION* 45-46

a. New Business

i. 5 St. Kitt's Way, Middleton *Recommends to Approve*

C. Aviation Noise and Pollution Committee – Harold Nevin, Board Liaison *[Last meeting: Jan. 12, 2016]*

D. Cays Entrance, Ad Hoc Committee – Helen Kupka, Board Liaison *[Last meeting: Mar. 15, 2016]*

E. Finance Committee – Jim Besikof, Board Liaison *[Last meeting: Apr. 26, 2016]*

F. Grand Caribe Task Force – Liaison TBD *[Last meeting: Jun. 16, 2015]*

G. Insurance Committee – Dennis Thompson, Board Liaison *[Last meeting: Apr. 22, 2016]*

H. Landscape Committee - Liaison TBD *[Last meeting: October 20, 2015]*

I. Seawall Committee – Liaison TBD *[TBD]*

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. 4 Antigua Court Deck Rebuild – Greyhound General, Inc. Not Budgeted, \$13,365

2. 4 Antigua Court Deck Rebuild – Life Deck Not Budgeted, \$5,988

3. Antigua Village Dry Rot Inspections – JWC Construction Not Budgeted, \$5483

4. Montego Village – JWC Construction Budgeted

Phase I: Arch. & Eng. Services for stairs, handrails, mansard \$27,129

Phase II: Bid process for stairs, handrails & paint \$5,388

5. Mardi Gras Roof Maintenance – Leonard Peterson, Inc. Budgeted, \$27,534

IX. PRESIDENT’S REPORT	– Helen Kupka		
	A. South Coastal Campus		
	B. North Bound Traffic on Hwy 75		
	C. Entrance Construction Status		
	D. Montego Village Goals		
X. TREASURER’S REPORT	– Jim Besikof		
	A. Treasurer’s Report for August, 2016	<i>BOARD ACTION</i>	49
	B. Resolution 16-07 : Year End Transfer	<i>BOARD ACTION</i>	50
XI. MANAGER’S REPORT	– Michael Bennett		
	A. Department Summary Reports		
	1. Administrative Approvals		53
	2. Facilities Manager Report, Dan Bick		54-55
	3. Landscape Manager Report, Frank Zottolo		56
	4. Safety Report, Anthony Casey, G4S Site Supervisor		57-58
XII. UNFINISHED BUSINESS			
	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>	
XIII. NEW BUSINESS			
	A. Proposed Resolution to Appoint a representative to the South Coastal Campus	<i>BOARD ACTION</i>	
	B. Boy Scout Clean Up and Overnight at Grand Caribe South	<i>BOARD ACTION</i>	61-63
	C. Implementing the Use of Tablets for Board Meetings	<i>BOARD ACTION</i>	65
	D. Review Bank Reconciliations	<i>BOARD ACTION</i>	67-71
	E. Delinquent Accounts	<i>BOARD ACTION</i>	
	1. Request the Board to approve a pre-lien on Acct. 2035 if it remains delinquent after Nov. 15, 2016.		26
XIV. CORRESPONDENCE:			
	A. Incoming		
	1. Letter dated September 29, 2016, Croshier – Obstruction of View and Wall Damage		75-78
XV. ANNOUNCEMENTS			
	A. Next regular scheduled meeting is Thursday, December 15, 2016 at 2:00 p.m. in the Grand Caribe Room.		
XVI. ADJOURNMENT			