

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 15, 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 October 27, 2016 *BOARD ACTION* 58-60

VII. COMMITTEE REPORTS

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

1. Receive the November 8, 2016, AECC meeting minutes

a. Unfinished Business

i. 80 Trinidad Bend..... *Recommends to Deny*

ii. 36 Bahama Bend..... *Recommends to Deny*

b. New Business

i. 4 Kingston Court..... *Recommends to Approve with Conditions*

ii. 4 St. Kitt's Way..... *Recommends to Approve*

iii. 21 Green Turtle Road..... *Recommends to Approve with Conditions*

Conditions met as of November 29, 2016

iv. 61 Catspaw Cape..... *Recommends to Approve*

B. Aviation Noise and Pollution Committee – Harold Nevin, Board Liaison

1. Accept Report from Bob Dilworth

C. Cays Entrance, Ad Hoc Committee – Helen Kupka, Board Liaison

D. Finance Committee – Jim Besikof, Board Liaison

E. Grand Caribe Task Force – Liaison TBD

F. Insurance Committee – Dennis Thompson, Board Liaison

G. Landscape Committee - Liaison TBD

H. Seawall Committee – Liaison 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. Antigua, PREProgram – JWC

Reserve, Budgeted Phase 1: \$14,778

Reserve, Budgeted Phase 2: \$6,388

2. Antigua, Striping – Aztec

Operating, Not Budgeted: \$1,646

3. Pest Control – Thrasher		Budgeted, Not Budgeted Oper/Rsrv	
a. Antigua	\$8,825	Including Termite:	\$11,075
b. Kingston	\$8,825	Including Termite:	\$11,075
c. Montego	\$8,825	Including Termite:	\$11,075
d. Port Royale	\$9,760	Including Termite:	\$12,760
TOTAL	\$36,235	TOTAL	\$45,985

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
- E. Antigua Village Goals

X. TREASURER’S REPORT

- A. Treasurer’s Report for September and November, 2016 *BOARD ACTION* 61-69
- B. Resolution 16-07 : Year End Transfer *BOARD ACTION* 70

XI. MANAGER’S REPORT – Michael Bennett

- A. Department Summary Reports
 - 1. Facilities Manager Report, Dan Bick 71-72
 - 2. Landscape Manager Report, Frank Zottolo 73
 - 3. Safety Report, Anthony Casey, G4S Site Supervisor 74-75

XII. UNFINISHED BUSINESS

- A. Resolution 14-05 : Proposed Amendment to Coronado Cays Specific Plan *PENDING*
- B. CCHOA Purchasing Policy *PENDING*

XIII. NEW BUSINESS

- A. Circulars and Timely Removal to Improve Neighborhood Appearance *DISCUSSION*
- B. Parking on Corners Obstructing ADA Ramps *DISCUSSION*
- C. Proposed: Non-Exclusive Towing Authorization Agreement *BOARD ACTION* 76-78
- D. Proposed Rule Changes Concerning Revised Towing Policy in Common Areas *BOARD ACTION* 79-80
(This is being published for 30-day Member comment period prior to possible adoption at following Open Board meeting)
- E. Review Bank Reconciliations *BOARD ACTION* 81-83
- F. Delinquent Accounts *BOARD ACTION*
 - 1. Request the Board to approve a pre-lien and lien on Acct. 2035 if it remains delinquent after Dec. 15, 2016

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS

- A. Next regular scheduled meeting is Thursday, January 26, 2017 at 2:00 p.m. in the Grand Caribe Room.

XVI. ADJOURNMENT