

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 23, 2017  
Grand Caribe Room  
AGENDA**

**2:00 p.m. REGULAR SESSION**

**Action Page**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. RECOGNITION OF GUESTS**

A. Stephen Cavanagh, CCYC – Dock Replacement and Mooring Balls

**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 February 23, 2017 *ACTION 99-102*

**VII. COMMITTEE REPORTS**

A. Receive the February 14, 2017, AECC Meeting minutes *ACTION 103-105*

**1. Old Business**

a. 80 Trinidad Bend *Recommends to Approve with Conditions*  
Extend second floor bedroom, close in porch off master bedroom, move out front door.

**2. New Business**

a. 4 Sixpence Way *Recommends to Approve*  
Remove existing balcony due to water damage.  
Rebuild per original design and specifications.

b. 8 Buccaneer Way *Recommends to Approve*  
Change patio doors using stacking slider (same color as existing).  
Eliminate one window and one door, stucco wall to match existing.

c. 28 South Cays Court *Recommends to Approve*  
Enclose space under existing balcony.

B. Aviation Noise and Pollution Committee – Harold Nevin, Board Liaison  
C. Cays Entrance, Ad Hoc Committee – Helen Kupka, Board Liaison  
D. Finance Committee – Treasurer Bob Rood, Board Liaison

1. February 22, 2017 Finance Committee Meeting Minutes *(see Item X.B)*

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**

*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. Montego Renovation Status Update

- |              |  |       |                          |         |
|--------------|--|-------|--------------------------|---------|
|              | 2. Antigua Renovation Status Update  |       |                          |         |
|              | 3. Kiosk Cameras – CES at \$6,226.00   |       | <i>ACTION</i>            | 86-90   |
| <b>IX.</b>   | <b>PRESIDENT’S REPORT</b> – Helen Kupka  |       |                          |         |
|              | A. Montego Village Renovation Update   |       |                          |         |
|              | B. Antigua Village Renovation Update   |       |                          |         |
|              | C. Reserve Study Results   |       |                          |         |
| <b>X.</b>    | <b>TREASURER’S REPORT</b> , Bob Rood   |       |                          |         |
|              | A. Treasurer’s Report for February, 2017   | [TBD] | <i>ACTION</i>            |         |
|              | B. February 22, 2017 Finance Committee Meeting Minutes   |       | <i>ACTION</i>            | 106     |
|              | C. Review Bank Reconciliations   |       |                          |         |
|              | 1. Wells Fargo Advisors – Reserve Account  | [TBD] | <i>ACTION</i>            |         |
|              | 2. Commerce West – Operating Account   | [TBD] | <i>ACTION</i>            |         |
| <b>XI.</b>   | <b>MANAGER’S REPORT</b> – Michael Bennett  |       |                          |         |
|              | A. Department Summary Reports  |       |                          |         |
|              | 1. Administrative Approvals  |       |                          | 107     |
|              | 2. Code Enforcement Report, Summer Bettencourt   |       |                          | 108     |
|              | 3. Facilities Manager Report, Dan Bick   |       |                          | 109-111 |
|              | 4. Landscape Manager Report, Frank Zottolo   |       |                          | 112     |
| <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. Proposed Rule Changes Concerning Revised Towing Policy in Common Areas                            |       | <i>DISCUSSION/ACTION</i> | 4-9     |
|              | 1. Publish for 30 Day Member Comment   |       |                          |         |
| <b>XIII.</b> | <b>NEW BUSINESS</b>  |       |                          |         |
|              | A. Tijuana Sewage – Correspondence to Government Officials   |       | <i>ACTION</i>            |         |
|              | B. Delinquent Accounts   |       |                          |         |
|              | 1. Approve a pre-lien & lien on Acct. 2004 if it remains delinquent after April 15, 2017             |       | <i>ACTION</i>            |         |
|              | 2. Approve a pre-lien & lien on Acct. 8085 if it remains delinquent after April 15, 2017             |       | <i>ACTION</i>            |         |
| <b>XIV.</b>  | <b>CORRESPONDENCE</b>  |       |                          |         |
|              | A. <b>In Coming</b>  |       |                          |         |
|              | 1. Letter dated March 15, 2017, S. Boaz – Landscape Crew   |       |                          | 113     |
|              | 2. Letter dated March 17, 2017, R. Noble – Landscape Crew  |       |                          | 114     |
| <b>XV.</b>   | <b>ANNOUNCEMENTS</b>   |       |                          |         |
|              | A. Next regular scheduled meeting is Thursday, April 27, 2017 at 2:00 p.m. in the Grand Caribe Room. |       |                          |         |
| <b>XVI.</b>  | <b>ADJOURNMENT</b>   |       |                          |         |