

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 27, 2017
Grand Caribe Room
AGENDA**

2:00 p.m. REGULAR SESSION **Review/ Discuss/ Act Upon** **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 June 22, 2017 40-42

VII. COMMITTEE REPORTS

A. Receive the July 11, 2017, AECC Meeting minutes 43-45

1. Old Business: None

2. New Business

a. 22 Sandpiper Strand

Remove and replace existing "L" shaped floating dock.
Like for like. Reuse existing 22x3 ft. gangway and (3) existing marina guide piles.

Recommends to Approve

b. 8 Buccaneer Way

Remove and replace existing 31 x 8 ft. floating dock, (3) 14" square concrete marina guide piles.

Recommends to Approve

c. 15 Blue Anchor Cay Road

Add 313 sq. ft. deck where existing roof is over first floor.

Recommends to Approve

d. 15 Aruba Bend

First floor addition to kitchen/ dining room, adding 59 sq. ft.
Second floor addition of master bedroom and deck. Addition of bedroom at front of house. Adding 436 sq. ft.

Recommends to Deny

e. 90 Antigua Court

Interior remodel of entire unit: Kitchen remodel; remove and replace interior walls; replace bathroom fixtures, water heater, flooring, laundry room, etc.

Recommends to Approve

f. 28 The Point

Construction of spa, new plantings, new hardscape, access gates, fire pit, green wall and low seat wall (30").

Recommends to Approve with Conditions

g. 71 Tunapuna Lane

Install skylight in upstairs master bedroom.

Recommends to Approve with Conditions

h. 4 Montego Court

Balcony modification, same as 28 Montego Court.

Recommends to Deny

i. 4 Half Moon Bend

Modify exterior wall height.

Recommends to Approve with Conditions

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

- C. Cays Entrance, Ad Hoc Committee – Ken Irvine, Chair
- D. Finance Committee – Treasurer Bob Rood, Board Liaison
- E. Grand Caribe Task Force – Liaison TBD
- F. Insurance Committee – Dennis Thompson, Board Liaison
- G. Jamaica Village Docks
- H. Landscape Committee - Liaison TBD
- I. Seawall Committee – Liaison TBD

VIII. CONTRACT CONSENT CALENDAR

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. Parkwest Landscape Maintenance Contract
- B. Jamaica Village Paint Cycle Bid Comparison 20
- C. Port Royale Paint Cycle Bid Comparison 24
- D. Mardi Gras Paint Cycle Bid Comparison 29
- E. July 2017 -Artistic Maintenance, Inc.- Landscape Agreement 36-39

IX. PRESIDENT’S REPORT – Helen Kupka

X. TREASURER’S REPORT, Bob Rood *HANDOUT*

- A. Approve Financial Statement – June, 2017
- B. Review Bank Reconciliations
 - 1. Wells Fargo Advisors – Reserve Account, June, 2017 46
 - 2. Commerce West – Operating Account, June, 2017 47-48

XI. MANAGER’S REPORT – Michael Bennett

- A. Antigua Renovation
- B. Montego Renovation
- C. Department Summary Reports
 - 1. Facilities Manager Report, Dan Bick 49-50
 - 2. Landscape Manager Report, Frank Zottolo 51
 - 3. Safety Manager Report, Paul Injaian 52-54

XII. UNFINISHED BUSINESS

- A. Resolution 14-05 : Proposed Amendment to Coronado Cays Specific Plan

XIII. NEW BUSINESS

- A. Bahama Village Docks – Shed
- B. 43 Delaport Way (June 13, AECC Meeting) Exec. Item II. A. 6-10
- C. Delinquent Accounts:
 - 1. Request Board to approve pre-liens and liens. *HANDOUTS*

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS

- A. Next Meeting is a Special Board of Directors Meeting on August 9, 2017
- B. Next meeting is the Annual Meeting on August 31, 2017 at Loews Coronado Bay Resort.

XVI. ADJOURNMENT