

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
 BOARD OF DIRECTORS MEETING  
 December 14, 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**

A. Coronado Police Department, Ref: Liaison between CCHOA Safety and Coronado Police Services

**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 can be taken for any item not on the agenda.

**VI. APPROVAL OF MINUTES**

A. Approval of Board of Directors meeting minutes for October 26, 2017

**VII. COMMITTEE REPORTS**

A. Receive the June 13, 2017, AECC Meeting minutes

1. Old Business: None

2. New Business

a. 15 Aruba Bend

*Recommends to Approve with Conditions*

First floor addition to kitchen/dining room. Second floor addition of master bedroom and deck. Addition of bedroom at front of house.

Adding 426 sq.ft

b. 30 Admiralty Cross

*Recommends to Deny*

Garage conversion to create bedroom & laundry room.

New rooftop deck, front balcony addition and interior remodel.

c. 91 Kingston Court

*Recommends to Approve with Conditions*

Create a 48' wide ramp to replace steps making unit ADA accessible.

Expand patio into common area.

B. Aviation Noise and Pollution Committee - Proposed "Sunsetting" Committee

*ACTION*

C. Cays Entrance, Ad Hoc Committee

D. Finance Committee – Treasurer Bob Rood, Board Liaison

E. Grand Caribe Task Force

*ACTION*

1. Mission Statement

2. Board Approval of Membership Roster

F. Insurance Committee

G. Landscape Committee

H. Montego Village Renovation Committee

**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. 2018-2019 Reserve Study, Sole Source

*STAFF RECOMMENDATION*

1. ARS- Advanced Reserve Solutions, Level 3 @ \$10,200

B. Bahama/Trinidad Village- Slump Block Wall Stucco, Sole Source- MEMO

1. Dwayne Snider Stucco & Plaster, \$10,000.00

C. Bahama Village- Asphalt Sealing

1. Kirk Paving, \$6,295

2. Aztec Paving, \$3,637 .....

*STAFF RECOMMENDATION*

3. American Asphalt & Concrete, \$5,500

**D. Admin Office- Interior/Exterior Painting**

- 1. Certa-Pro, \$12,475
- 2. CA Painting Solutions, \$13,180
- 3. Bailey Bros, \$17,150 ..... *STAFF RECOMMENDATION*
- 4. Pro-Tech, \$19,200

**E. Grand Caribe Room- Interior Paint**

- 1. Certa-Pro, \$4,445
- 2. CA Painting Solutions, \$2,387
- 3. Bailey Bros, \$2,100 ..... *STAFF RECOMMENDATION*

**F. Admin Bldg/ Grand Caribe Room- Carpet Replacement**

- 1. Sid's Carpet Barn, \$27,830.64 ..... *STAFF RECOMMENDATION*
- 2. DFS Flooring, \$33,060.85
- 3. Coles Flooring, \$36,091.66

**IX. PRESIDENT'S REPORT – Kevin Foley, President**

**X. TREASURER'S REPORT, Bob Rood, Treasurer**

- A.** Approve Treasurer's Financial Report – November, 2017
- B.** Review Bank Reconciliations
  - 1. Wells Fargo Advisors – Reserve Account, November, 2017
  - 2. Commerce West – Operating Account, November, 2017

**XI. MANAGER'S REPORT – Michael Bennett**

- A.** Department Summary Reports
  - 1. Administrative Approvals, Chuck Henning
  - 2. Code Enforcement, Chuck Henning
  - 3. Facilities Manager Report, Dan Bick
  - 4. Landscape Manager Report, Frank Zottolo
  - 5. G4S Site Supervisor, Eric Garcia

**XII. UNFINISHED BUSINESS: None**

**XIII. NEW BUSINESS**

- A.** Board Approval of "Clean-Up" Language for Resolution 17-03 *ACTION*
- B.** Approval for 30 Day Comment-Proposed Short Term Rental Rules *ACTION*
- C.** Proposed Assessment Collection Policy for 2018-19 Budget Disclosure *ACTION*
- D.** Delinquent Accounts:
  - 1. Request the Board to approve a pre-lien and lien on Acct. 3043 if it remains delinquent after December 15, 2017
  - 2. Request the Board to approve a pre-lien and lien on Acct. 3053 if it remains delinquent after December 15, 2017
  - 3. Request the Board to approve a pre-lien and lien on Acct. 8060 if it remains delinquent after December 15, 2017

**XIV. CORRESPONDENCE: None**

**XV. ANNOUNCEMENTS**

- A.** Next Regular Meeting is January 25, 2018 at 2:00 p.m.

**XVI. ADJOURNMENT**