

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 25, 2018
Grand Caribe Room**

AGENDA

2:00 p.m. REGULAR SESSION	Review/ Discuss/ Act Upon	Page
I. CALL TO ORDER:		19
II. PLEDGE OF ALLEGIANCE:		
III. RECOGNITION OF GUESTS:		
A. Park West Landscape Management		
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. Approve Open Meeting Minutes for September 27, 2018.		22-25
VII. COMMITTEE REPORTS:		
A. Architectural and Environmental Control Committee		
B. Cays Entrance, Ad Hoc Committee		
C. Finance Committee – Treasurer Bob Rood, Board Liaison	<i>See Item X. Treasurer's Report</i>	
D. Grand Caribe Task Force		
E. Landscape Committee		
VIII. CONTRACT CONSENT CALENDAR:		26-32
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. Referred to Consent Calendar Memo.		
A. Jamaica Village – Clubhouse Pool Re-Plaster Project 2018-19 – Reserve Budget \$15,000	HANDOUTS	
1. Gardner Outdoor and Pool Remodeling – Quoting Bond Coat over existing plaster (Option 1) and Remove and Replace Plaster (Options 2,3 and 4)		
a. <u>Option 1:</u> Bond Coat = \$ 10,658 – applied over existing plaster – Color White (marble sand) – 5 yr warranty		
b. <u>Option 2:</u> Remove and Replace Plaster = \$14,864 – Color White (marble sand) – 5 yr warranty		
c. <u>Option 3:</u> Remove and Replace Plaster = \$18,502 – Color Classico (white quartz) – 5 yr warranty		
d. <u>Option 4:</u> Remove and Replace Plaster = \$22,285 – Arctic White (100% quartz micro-pebbles) – 5 yr warranty		
2. Gammon Pools, El Cajon, CA – Gammon Pools, Option 4 - \$13,855	STAFF RECOMMENDATION	
a. <u>Option 1:</u> NO BID on Bond Coating over existing plaster – 1 yr warranty		
b. <u>Option 2:</u> Remove and Replace Plaster = \$10,470 - Color White (marble sand) – 1 yr warranty		
c. <u>Option 3:</u> Remove and Replace Plaster = \$11,695 - Color White (white quartz) – 3 yr warranty		
d. <u>Option 4:</u> Remove and Replace Plaster = \$13,855 Exposed Aggregate mini pebble (StoneScapes Aqua Cool) – 10 yr warranty		
3. Superior Pools - No Bid		

<ul style="list-style-type: none"> B. Trinidad Village – Pressure Wash 106 Tile Roofs 1. CalSouth Builder – Sole Source Bid 	<p><i>HANDOUTS</i></p>
<ul style="list-style-type: none"> C. Mardi Gras Village – Sewall Stabilization Project Revisions 1. Original Contract: \$251,380 2. Contract Increase, September 27, 2018: \$100,000 3. Revised Price: \$437,217.90 	<p><i>HANDOUTS</i></p>
<p>IX. PRESIDENT’S REPORT: Mark Crisson, President</p>	
<p>X. TREASURER’S REPORT: Bob Rood, Treasurer</p> <ul style="list-style-type: none"> A. Approve Financial Statement – September, 2018 <ul style="list-style-type: none"> 1. Review Bank Reconciliations <ul style="list-style-type: none"> a. Wells Fargo Advisors – Reserve Account, September, 2018 b. Commerce West – Operating Account, September, 2018 B. Approval of Finance Committee Meeting Minutes, August 14, 2018 	<p>33-39</p>
<p>XI. MANAGER’S REPORT: Michael Bennett</p> <ul style="list-style-type: none"> A. Department Summary Reports <ul style="list-style-type: none"> 1. Administrative Approvals, Chuck Henning 2. Code Enforcement, Chuck Henning 3. Maintenance Manager, Sergio Gonzalez 4. Landscape: Park West, Matt Pharis 5. Safety: Allied Universal Site Supervisor, Guy Rowell 	<p>40</p> <p>41</p> <p>42</p> <p>43-44</p> <p>45-48</p> <p>49</p>
<p>XII. UNFINISHED BUSINESS:</p> <ul style="list-style-type: none"> A. Adopt Proposed Rule Change 18-xx Kingston Patio Expansions - Amend B. Adopt Propose Rule Change 18-xx Parking- Inoperable Vehicles - Amend 	<p><i>ACTION</i> 51-52</p> <p><i>ACTION</i> 53-54</p>
<p>XIII. NEW BUSINESS:</p> <ul style="list-style-type: none"> A. Proposed Resolution 18-03: 2017-2018 Fiscal Year-End Transfer B. Reserve Study Proposal C. Proposed Resolution 18-07: Kingston Renovation Committee Formation <ul style="list-style-type: none"> 1. Chair, Al Sorensen 2. Board Liaison, Michelle Junet D. Committee Appointments / Board Liaison Assignment <ul style="list-style-type: none"> 1. AECC: Bud Webb, Stephen Tyszkiewicz, Teri Bertorelli <ul style="list-style-type: none"> a. Member Appoint: Sig Kupka, Blue Anchor Cay; Linda Pippenger, Antigua Village 2. Cays Entrance, Ad Hoc Committee: Cauleen Glass, Kim Tolles, Liza Butler, Helen Kupka, <ul style="list-style-type: none"> a. Member Appoint: Carolyn Rogerson, Green Turtle; Ned Tolbert, Montego Village 3. Proposed Resolution 18-05: Combining Insurance Committee with Finance Committee <ul style="list-style-type: none"> a. Finance Committee: Robert Rood, Grace Lowenberg, Dan Schreiber, Al Sorensen, Bob Dilworth, Jim Besikof, Bob Shugert b. Member Appointment: Steve Berger, Antigua Village; Mary Ann Labate, Port Royale 4. Grand Caribe Task Force: Mission Statement <ul style="list-style-type: none"> a. Grand Caribe Task Force: Betty Schulman, Al Sorensen, Jim Besikof, Liza Butler, Mary Berube, Eva Escalante 5. Proposed 18-06 Resolution: Landscape Committee <ul style="list-style-type: none"> Landscape Committee: Shellee Vance, Sharyn Blongiewicz, John McLawhorn, Carla Bacon, Terry Tanber, Wendy Lavachek E. Proposed Resolution 18-04: to Sunset Aviation Noise Pollution Committee F. Delinquencies: <ul style="list-style-type: none"> 1. Request Board to approve a pre-lien and lien on Accts. 3049, 3053, 3076, 7060, 2088, 8057, 3054 if it remains delinquent after November 15, 2018 	<p>55</p> <p><i>HANDOUT</i></p> <p><i>ACTION</i> 56-57</p> <p><i>ACTION</i> 58-59</p> <p>60</p> <p>61</p> <p><i>ACTION</i> 61</p> <p>62</p> <p><i>ACTION</i> 63-64</p> <p><i>ACTION</i> 65-71</p>
<p>XIV. CORRESPONDENCE: None</p>	
<p>XV. ANNOUNCEMENTS:</p> <ul style="list-style-type: none"> A. Board Orientation Meeting is Scheduled for November 8, 2018 at 10:00 a.m. B. The Next Regular Meeting is Scheduled for December 13, 2018 at 2:00 p.m. 	
<p>XVI. ADJOURNMENT:</p>	