

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 13, 2018  
Grand Caribe Room**

**AGENDA**

**REV 3**

**2:00 p.m. REGULAR SESSION** **Review/ Discuss/ Act Upon** **Page**

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

**VI. APPROVAL OF MINUTES:**

- A. Approve Open Meeting Minutes for October 25, 2018.

19-22

**VII. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee

1. Receive AECC Meeting Minutes for November 13 and December 11, 2018.

*HANDOUTS*

2. Old Business

- a. 35 Sandpiper Strand

Interior remodel and addition at 2nd floor of an existing single-family residence.

*Recommends to Approve*

3. New Business

- a. 43 Port of Spain

Remove and replace the existing floating dock and gangway with new of the same configuration. Like for like.

*Recommends to Approve with Conditions*

- b. 28 Buccaneer Way

Remove and replace the existing float dock and gangway with the same configurations and size. Like for like.

*Recommends to Approve*

B. Cays Entrance, Ad Hoc Committee

C. Finance Committee – Treasurer Bob Rood, Board Liaison

*See Item X. Treasurer's Report*

D. Grand Caribe Task Force

*HANDOUT*

1. Approval Letter to Port ref: Clarification of Allowed Uses at GCSP

**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. Referred to Consent Calendar Memo.

A. Maintenance Vehicle Purchases by Conrad Amador

23

1. Ford Rangers - 2007 and 2011 - \$2,750

2. Toyota Pickup - 2005 - \$1,500

3. Grand Total - \$4,250

**IX. PRESIDENT'S REPORT:** Mark Crisson, President

<b>X.</b>	<b>TREASURER’S REPORT:</b> Bob Rood, Treasurer		24-30
	<b>A.</b> Approve Financial Statement – October and November, 2018		
	1. Review Bank Reconciliations		
	a. Wells Fargo Advisors – Reserve Account, October and November, 2018		
	b. Commerce West – Operating Account, October and November, 2018		
<b>XI.</b>	<b>MANAGER’S REPORT:</b>		
	<b>A.</b> Department Summary Reports		
	1. Administrative Approvals, Chuck Henning		31
	2. Code Enforcement, Chuck Henning		32
	3. Maintenance Manager, Sergio Gonzalez	HANDDOOUT	
	4. Landscape: Park West, Matt Pharis		33-36
	5. Safety: Allied Universal Site Supervisor, Guy Rowell		37
	6. TVD Progress Report, Michael Bennett		
<b>XII.</b>	<b>UNFINISHED BUSINESS:</b>		
	<b>A.</b> Proposed Rule Change: 18-xx Kingston Patio Expansions - Amend	<i>ACTION</i>	39-39
	1. Publish for 30 Day Member Comment		
	<b>B.</b> Proposed Rule Change: 18-xx Parking- Inoperable Vehicles - Amend	<i>ACTION</i>	40-41
	1. Publish for 30 Day Member Comment		
	<b>C.</b> Adopt Proposed Rule Change: 18-xx Kingston Village Docks - Amend	<i>ACTION</i>	42-63
	<b>D.</b> Adopt Proposed Rule Change: 18-xx Prohibited Activities in Common Area – Amend	<i>ACTION</i>	64-65
	<b>E.</b> Adopt Proposed Resolution 18-07: Kingston Renovation/ Design Committee Formation	<i>ACTION</i>	66-67
	1. Dave Krebs, Mel Blair, John McLawhorn, Brandalyn Dennis, Linda Hine		
	2. Board Liaison, Michelle Junet		
<b>XIII.</b>	<b>NEW BUSINESS:</b>		
	<b>A.</b> General Manager Goals 2018 – 2019	<i>ACTION</i>	
	<b>B.</b> Management Consultant	<i>ACTION</i>	68
	1. Julie Ademen - Adamen, Inc.		69-73
	2. Karen Conlon - Sequoia Grove Consulting		74-87
	3. Robert Felix - The Felix Reserve Group		88
<b>XIV.</b>	<b>CORRESPONDENCE:</b> None		
<b>XV.</b>	<b>ANNOUNCEMENTS:</b>		
	<b>A.</b> The Next Regular Meeting is Scheduled for January 24, 2019 at 2:00 p.m.		
<b>XVI.</b>	<b>ADJOURNMENT:</b>		