

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 25, 2019
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 can be taken for any item not on the agenda.		
VI. APPROVAL OF MINUTES:		
A. Open Meeting Minutes for March 28, 2019.	<i>ACTION</i>	45-47
VII. COMMITTEE REPORTS:		
A. Architectural and Environmental Control Committee		
1. Receive AECC Meeting Minutes for April 12, 2019.	<i>ACTION</i>	48-49
2. Old Business: None		
3. New Business:	<i>ACTION</i>	
a. 38 The Point	Recommends to Approve	
Second story addition to the existing two-story dwelling. Adding 237 sq.ft.		
b. 22 Buccaneer Way	Recommends to Approve	
Remove and replace the existing floating dock, like for like in size shape and location. Remove and replace existing 14" square concrete guide piles, like for like. Re-deck gangway to match.		
B. Cays Entrance, Ad Hoc Committee – Kim Tolles, Board Liaison		
C. Finance Committee – Treasurer Bob Rood, Board Liaison	<i>See Item X. Treasurer's Report</i>	
D. Grand Caribe Task Force – Kim Tolles, Board Liaison		
1. Receive Grand Caribe Task Force Meeting Minutes of 13 March, 2019	<i>ACTION</i>	50-51
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. Antigua Village: Units 89/90 – Emergency Contract with Nu Flow	<i>ACTION</i>	52-55
B. Kingston Renovation	<i>ACTION</i>	56-63
IX. PRESIDENT'S REPORT: Mark Crisson, President		

X.	TREASURER’S REPORT: Bob Rood, Treasurer		
A.	Treasurer’s Report March, 2019	<i>ACTION</i>	64
	1. Review Bank Reconciliations		
	a. Wells Fargo Advisors – Reserve Account, March, 2019		65
	b. Commerce West – Operating Account, March, 2019		66-67
	2. Expenses over \$10,000		
	a. Reserve Account	<i>ACTION</i>	68
	b. Operating Account	<i>ACTION</i>	69
B.	Reserve Investment Summary	<i>ACTION</i>	70
C.	Reserve Allocation Transfer from Operating to Reserve.	<i>ACTION</i>	71
D.	Finance Committee Meeting Minutes		
	1. Meeting Minutes for January 22, 2019	<i>HANDOUT</i>	
	2. Meeting Minutes for April 16, 2019	<i>HANDOUT</i>	
E.	Resolution 19-02: Transfers Over \$10,000	<i>ACTION</i>	72-73
XI.	MANAGER’S REPORT:		
A.	Establish CCHOA Point of Contact for Park West		
B.	Department Summary Reports		
	1. Administrative Approvals, Chuck Henning		74
	2. Code Enforcement, Chuck Henning		75
	3. Maintenance Manager, Sergio Gonzalez		76-77
	4. Landscape: Park West, Matt Pharis	<i>HANDOUT</i>	
	5. Safety: Allied Universal Site Supervisor, Gene Rowell		78
XII.	UNFINISHED BUSINESS:		
A.	Proposed Rule Change 19-06: Prohibited Activities (3.0)	<i>HANDOUT</i>	
B.	Proposed Rule Change 19-07: Docks (5.6)	<i>HANDOUT</i>	
C.	Proposed Rule Change 19-08: Proof of Boat Ownership and Insurance (5.7)	<i>HANDOUT</i>	
XIII.	NEW BUSINESS:		
A.	Montego Village Interim Director Appointment	<i>ACTION</i>	
B.	Purchasing Policy, Amend Item 5.2.4.2	<i>DISCUSSION/ACTION</i>	79-80
C.	Adopt 2019-2020 Budget		
D.	Annual Meeting Date Set for August 23, 2019		
E.	Summer Shuttle		
F.	Delinquent Accounts	<i>HANDOUT</i>	
XIV.	CORRESPONDENCE: None		
XV.	ANNOUNCEMENTS:		
A.	The Next Regular Meeting is Scheduled for May 23, 2019 at 2:00 p.m.		
XVI.	ADJOURNMENT:		