

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 23, 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 politely and respectfully 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 April 23, 2019.	<i>ACTION</i>	<i>98-101</i>
VII. COMMITTEE REPORTS:		
A. Architectural and Environmental Control Committee		
1. Receive AECC Meeting Minutes for May 14, 2019.	<i>ACTION</i>	<i>102-103</i>
2. Old Business: None		
3. New Business:	<i>ACTION</i>	
a. 32 Sandpiper Strand	<i>Recommends to Approve</i>	
Remove and replace the existing floating dock, like for like in size, shape, and location.		
Remove and replace existing gangway.		
B. Cays Entrance, Ad Hoc Committee – Kim Tolles, Board Liaison		
1. Meeting May 14, 2019	<i>DISCUSSION</i>	
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 for April 10, 2019.	<i>ACTION</i>	<i>104-105</i>
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 - Epoxy Lining of Down Drains	<i>ACTION</i>	<i>11-16</i>
1. 2019-2020 Reserve Budget: \$1,344,000		
2. Nu Flow Bid: \$1,289,250		
B. Kingston Village – Renovation	<i>ACTION</i>	<i>17-20</i>
1. Approve Official Special Assessment Ballot and Instructions		
C. Kingston Village – Roofs	<i>ACTION</i>	<i>21-22</i>
1. Modern Coatings: \$121,500		
2. Approve to Contract with Modern Coatings		
D. Mardi Gras Village Seawall Stabilization	<i>ACTION</i>	<i>23-26</i>
1. Request Board Approve Additional \$15,000		
E. Montego Village – Fire Alarm System Upgrade Memo	<i>ACTION</i>	<i>27-39</i>
1. Bay Alarm: \$13,596 Upgrade, \$600 Monthly, Includes Labor and Materials		
a. Approve a Loan from Common Reserve Fund of \$6,798 to Start Upgrade Project		

IX.	PRESIDENT’S REPORT: Mark Crisson	
X.	TREASURER’S REPORT: Bob Rood	
	A. Receive Treasurer’s Report April 2019, Pending Audit or Review	<i>ACTION 106</i>
	1. Review Bank Reconciliations	
	a. Wells Fargo Advisors – Reserve Account, April, 2019	<i>107</i>
	b. Commerce West – Operating Account, April, 2019	<i>108-109</i>
	2. Approve Expenses over \$10,000	
	a. Reserve Account	<i>ACTION 110</i>
	b. Operating Account	<i>ACTION 111</i>
	B. Approve Reserve Investment Summary	<i>ACTION 112</i>
	1. Titled-Fidelity MM Fund	
	C. Approve Reserve Allocation Transfer from Operating to Reserve.	<i>ACTION 113</i>
	D. Receive Finance Committee Meeting Minutes	
	1. March 19, 2019 Special Meeting Minutes	<i>ACTION 114-115</i>
	E. Resolution 19-02: Transfers Over \$10,000	<i>ACTION 116-118</i>
XI.	MANAGER’S REPORT: Henry Angelino	
	A. Approve Email Consent Form per Civil Codes 4040, 4045, 4050, and 4055	<i>DISCUSSION/ACTION 119-126</i>
	B. Department Summary Reports	
	1. Administrative Approvals, Chuck Henning	<i>127</i>
	2. Code Enforcement, Chuck Henning	<i>128</i>
	3. Maintenance Manager, Sergio Gonzalez	<i>129-130</i>
	4. Landscape: Park West, Matt Pharis	<i>131-133</i>
	5. Safety: Allied Universal Site Supervisor, Gene Rowell	<i>134</i>
XII.	UNFINISHED BUSINESS:	
	A. Adopt Resolution 19-06: Prohibited Activities (3.0)	<i>ACTION 135</i>
	1. Proposed Revision to Prohibited Activities (3.0)	<i>ACTION 136-137</i>
	B. Proposed Rule Change 19-07: Docks and Wharfage (5.0) for 28-day comment	<i>ACTION 138-145</i>
	1. Docks, Section 5.0 [Handbook]	<i>146-154</i>
XIII.	NEW BUSINESS:	
	A. Appoint Inspector of Elections for Annual Meeting, Linda Pippenger	<i>ACTION</i>
	B. MTS Summer Bus Passes	
	C. Delinquent Accounts	<i>ACTION / HANDOUT</i>
XIV.	CORRESPONDENCE:	
	1. Letter Dated May 13, 2019 – D. Sarich, 84 Trinidad Bend: Trinidad Paint Project	<i>155</i>
XV.	ANNOUNCEMENTS:	
	A. The Next Regular Meeting is Scheduled for June 27, 2019 at 2:00 p.m.	
	B. The Annual Meeting is Scheduled to be held at Loews Coronado Bay Resort on August 23, 2019	
XVI.	ADJOURNMENT:	