

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 26, 2019
Grand Caribe Room
AGENDA**

REV. 1 Corrected

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 July 25, 2019 *ACTION* 14-16
- B. Special Open Meeting Minutes for August 6, 2019 *ACTION* 17
- C. Annual Board Organizational Meeting Minutes for August 23, 2019 *ACTION* 18

VII. COMMITTEE REPORTS:

- A. Architectural and Environmental Control Committee
 - 1. **Receive** AECC Meeting Minutes for August 13, 2019 *ACTION* 19-20
 - 2. **Receive** AECC Meeting Minutes for September 10, 2019 *ACTION* 21
 - 3. 79 Trinidad Bend (8/13/19) *RECOMMENDS to APPROVE WITH CONDITIONS*
Extend house over the garage to add bedroom and bath. Renovate the existing house.
 - 4. Discussion (8/13/19)
AECC recommends allowing the Port of San Diego to enforce regulations regarding safety on Montego Docks.
 - 5. 12 Blue Anchor Cay (9/10/19) *RECOMMENDATION NOT IN MINUTES*
Remove and replace three 14 in. guide piles with pre-stressed concrete. Build one 3x12 ft. gangway.
Revise existing floating dock.
 - 6. 29 Catspaw Cape (9/10/19) *RECOMMENDS TO APPROVE*
Interior remodel consisting of enclosing the atrium.
- C. Cays Entrance, Ad Hoc Committee
- D. Finance Committee – Treasurer Bob Rood, Board Liaison *See Item X. Treasurer's Report*
- E. Grand Caribe Task Force
 - 1. **Receive** Grand Caribe Task Force Amended Meeting Minutes for August 14, 2019 *ACTION* 22-23
 - 2. **Receive** Grand Caribe Task Force Amended Meeting Minutes for September 11, 2019 *ACTION* 24-25
 - 3. Report on Port Master Plan Update Meeting, September 16, 2019

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. Mardi Gras – Painting and Roof Wash *ACTION* 26-27
 - 1. Budget: \$180,000
 - 2. Complete Paint, Group 3
 - a. Bids Received from: California Painting Solutions, \$142,250; **CertaPro, \$92,544**; PacWest, \$146,800; ProTech, \$102,600; Rayco, \$197,000
 - 3. Roof Wash
 - a. Bids Received from: California Paint, \$30,000; **CalSouth, \$14,000**; CertaPro, \$21,250; PacWest, \$47,638; Protech, \$14,800
- B. Port Royale - Mardi Gras – Pool Gate *ACTION* 28-29
 - 1. Budget: \$14,000

- 2. Single Bid Received from: **Bejar Gate, \$12,735.43**
- C. Maintenance Yard – Vehicle Gate ACTION 30
 - 1. Budget: \$8,500
 - 2. **Bejar Gate, \$8,950.89**; CES, \$6,126; PDG&G, \$4,460
- D. Grand Caribe Isle, West Boardwalk – Concrete/Asphalt ACTION 31-33
 - 1. Budget: Reserve \$13,000, Operating \$4,950
 - 2. Bids Received from: **American Asphalt & Concrete, \$17,950**; Ortiz, \$22,750; Parker, \$19,694.50
- E. Jamaica – Paint **Wood & Trim Cycle, Group 3** HANDOUT ACTION
 - 1. Budget: **\$44,200**
 - 2. Bids Received from: **California Painting Solutions, \$47,880**; CertaPro, \$54,320; PacWest, \$67,000; ProTech, \$84,100; Rayco, \$75,000

IX. PRESIDENT’S REPORT: Mark Crisson

X. TREASURER’S REPORT:

- A. **Receive** Treasurer’s Report July and August (**HANDOUT**) 2019, Pending Audit or Review ACTION 34
 - 1. Review Bank Reconciliations
 - a. Wells Fargo Advisors – Reserve Account, July and August ACTION 35-36
 - b. Commerce West – Operating Account, July and August ACTION 37-39
- B. **Approve** Expenses, Investments and Transfers Over \$10,000 ACTION 40-44
- C. **Approve** 2018-2019 Audit ACTION 45-56
- D. **Receive** the August 13, 2019 Finance Committee Meeting Minutes HANDOUT

XI. MANAGER’S REPORT: Henry Angelino

- A. Coronado Cays 50th Anniversary Celebration, September 28
 - 1. Schedule of Events, Budget, Sponsors, and CCHOA Commitment 57
- B. City of Coronado Projects:
 - 1. Sidewalk Section Between Antigua and Bahama Villages
 - 2. South Bay Sewer Force Main Project
 - 3. Sewage Pump Station Renovations (Green Turtle and Trinidad Entrance South)
 - 4. Antigua Court Slurry Seal
 - 5. South Cays Park Renovation
- C. Department Summary Reports
 - 1. Administrative Approvals, Chuck Henning 58
 - 2. Code Enforcement, Chuck Henning 59
 - a. Resolution 07-05: Boat Operation / Docking 60
 - 3. Maintenance Manager, Sergio Gonzalez HANDOUT
 - 4. Landscape, Chuck Henning 61
 - 5. Safety: Allied Universal Site Supervisor, Gene Rowell 62

XII. UNFINISHED BUSINESS:

- A. **Approve** Rule Change 19-07: Docks and Wharfage for 28-Day Public Comment ACTION 63-68
- B. Bahama Village Rear Decks – City of Coronado Administrative Policy DISCUSSION/ACTION
- C. Open House Signs DISCUSSION/ACTION 69-73

XIII. NEW BUSINESS:

- A. Village Assessments Based on Square Footage DISCUSSION
- B. Contractor Use of Guest Parking Areas DISCUSSION
- C. Delinquent Accounts HANDOUT
 - 1. **Approve** Pre-Lien(s) and Lien(s) on Accounts that Remain Delinquent after October 15, 2019
- D. **Receive** Annual Meeting Election Results for Directors and Officers ACTION

Mark Crisson, President	Blue Anchor	Kim Tolles	Bahama
Dennis Thompson, Vice Pres.	Antigua	Tom Schibler	Trinidad
Karen Farmer, Secretary	Jamaica	Rick Hine	Kingston
Bob Rood, Treasurer	Mardi Gras	Janice Nierenhausen	Montego
David Rothschild	Green Turtle	Becki Lock	Port Royale

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. The Next Regular Meeting is Scheduled for October 24, 2019

XVI. ADJOURNMENT: