

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 24, 2019  
Grand Caribe Room**

**AGENDA**

<b>2:00 p.m. REGULAR SESSION</b>	<b>Review/ Discuss/ Act Upon</b>	<b>Page</b>
<b>I. CALL TO ORDER:</b>		
<b>II. PLEDGE OF ALLEGIANCE:</b>		
<b>III. RECOGNITION OF GUESTS:</b>		
<b>IV. EXECUTIVE SESSION DISCLOSURE:</b>		
<b>V. HOMEOWNER INPUT</b> (limited to 3 minutes per homeowner) Homeowners shall have the opportunity to <b>politely and respectfully address the Board</b> 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.		
<b>VI. APPROVAL OF MINUTES:</b>		
A. Open Meeting Minutes for September 26, 2019	<b>ACTION</b>	00
<b>VII. COMMITTEE REPORTS:</b>		
A. Appoint Committee Members, Board Liaisons, and Chairs	<b>ACTION</b>	
1. <b>AECC:</b> Todd Dick, Jamaica; Lynda Pippenger, Antigua; Tom Schibler, Trinidad; Sig Kupka, Blue Anchor; <b>Kevin Brenden, Port Royale</b> <i>ANNUAL MEETING SIGN UP SHEET: David Wong, Trinidad</i>		
2. <b>Cays Entrance:</b> Carolyn Rogerson, Green Turtle; <b>Kim Tolles, Bahama;</b> Liza Butler, Kingston; Brandalyn Dennis, Kingston; Ned Tolbert, Montego; Helen Kupka, Blue Anchor.		
3. <b>Finance:</b> Grace Lowenberg, Jamaica; Steve Berger, Antigua; Dan Schreiber, Bahama; Al Sorensen, Kingston; Jim Besikof, Blue Anchor; Bob Shugert, Blue Anchor; Bob Dilworth, Blue Anchor; Mary Ann Labate, Port Royale; <b>Bob Rood, Mardi Gras</b> <i>ANNUAL MEETING SIGN UP SHEET: Ella Croshier, Blue Anchor; Laurie McCormick, Kingston; Todd Dick, Jamaica; Yrish Eden, Montego</i>		
4. <b>Grand Caribe Task Force:</b> Betty Schulman, Green Turtle; <b>Kim Tolles, Bahama;</b> Liza Butler, Kingston; Al Sorensen, Kingston; Jim Besikof, Blue Anchor; Eva Escalante, Port Royale. <i>ANNUAL MEETING SIGN UP SHEET: An Tran, Green Turtle; Jill Tortosa, Kingston; Kaleen Reilly, Blue Anchor</i>		
5. <b>Landscape / Master Water Use</b>		
6. <b>Port Lease Renewal Committee</b>		
B. Architectural and Environmental Control Committee: None		
C. Cays Entrance, Ad Hoc Committee – Proposal for Renovation of Rear Wall at Entrance	<b>DISCUSSION</b>	
D. Finance Committee – Treasurer Bob Rood, Board Liaison	<i>See Item X. Treasurer's Report</i>	
E. Grand Caribe Task Force		
1. No Meeting in October		
2. Email Follow-up on July Meeting with the Port		00
<b>VIII. CONTRACT CONSENT CALENDAR:</b>		
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. Montego Village – Remove Six Willow Trees		
1. Budget: \$30,000		
2. Bids Received from: Green Leaf, \$1,350 (no replanting); <b>GreenStone Land Care \$5,000;</b> Park West, \$10,080		

- B. Kingston Village – Seawall Repair *HANDOUT*
- C. Mardi Gras Village – Flat Roofs *HANDOUT*

**IX. PRESIDENT’S REPORT:** Mark Crisson

**X. TREASURER’S REPORT:**

- A. **Approve** 2019 Audit Report *ACTION* 00
- B. **Receive** Finance Committee Meeting Minutes from October 22, 2019 *ACTION*
- C. **Receive** Treasurer’s Report October 2019, Pending Audit or Review *ACTION* 00
  - 1. Review Bank Reconciliations
    - a. Wells Fargo Advisors – Reserve Account 00
    - b. Commerce West – Operating Account 00
- D. **Approve** Expenses, Investments and Transfers Over \$10,000 *ACTION* 00

**XI. MANAGER’S REPORT:** Henry Angelino

- A. Coronado Cays 50<sup>th</sup> Anniversary Celebration, Debrief
- B. City of Coronado Projects:
  - 1. Cays Park Renovation Community Forums
- C. Department Summary Reports
  - 1. Administrative Approvals, Chuck Henning 00
  - 2. Code Enforcement, Chuck Henning 00
  - 3. Maintenance Manager, Sergio Gonzalez 00
  - 4. Landscape, Chuck Henning 00
  - 5. Safety: Allied Universal Site Supervisor, Gene Rowell 00

**XII. UNFINISHED BUSINESS:**

- A. **Adopt** Rule Change 19-07: Docks and Wharfage *ACTION* 00
- B. Open House Signs

**XIII. NEW BUSINESS:**

- A. SB 326 – Third Party Balcony Inspections
- B. CC Wharfage – Pending Dissolution
- C. Montego Docks Purchase *STATUS*
- D. Resolution 19-08: Contractor Use of Guest Parking Areas
- E. Delinquent Accounts *ACTION*
  - 1. **Approve** Pre-Lien(s) and Lien(s) on Accounts that Remain Delinquent after October 15, 2019

**XIV. CORRESPONDENCE:** None

**XV. ANNOUNCEMENTS:**

- A. Board Orientation Meeting – November 14, 2019 – 10:00 a.m. to 4:00 p.m.
- B. Regular Meeting is Scheduled for December 19, 2019

**XVI. ADJOURNMENT:**