

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 19, 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. ANTIGUA VILLAGE SPECIAL ASSESSMENT:		
A. Announcement of Quorum		
B. Begin Tabulation		
IV. RECOGNITION OF GUESTS:		
V. EXECUTIVE SESSION DISCLOSURE:		
VI. 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.		
VII. APPROVAL OF MINUTES:		
A. Open Meeting Minutes for October 24, 2019	ACTION	21-23
B. Open Meeting Minutes for November 14, 2019	ACTION	24-25
VIII. COMMITTEE REPORTS:		
A. Appoint Committee Members, Board Liaisons, and Chairs	ACTION	
1. AECC: Appoint Steve Lock, Port Royale; Remove Todd Dick, Jamaica		
2. Cays Entrance Committee: Appoint Bruce Hagemann, Antigua; Remove Ned Tolbert, Montego		
B. Approve Ad Hoc Landscape and Water Advisory Committee		
1. Approve Charter	ACTION	26-27
2. Appoint Karen Farmer , Co-Chair Jamaica; John McLawhorn , Co-Chair Kingston; Liza Butler, Kingston; Shellee Vance, Jamaica	ACTION	
C. Approve the Port Lease Renewal Ad Hoc Committee		
1. Approve Charter	ACTION	28-29
2. Approve to Appoint Henry Angelino, Chair ; Kim Tolles, Bahama; David Rothschild, Green Turtle; Jim Besikof, Blue Anchor; Mary Berube, Antigua; Lance Rodgers, Green Turtle; Liza Butler, Kingston; Bob Dilworth, Blue Anchor	ACTION	
3. Results of Meeting with the Port District Real Estate Group, Dec. 5, 2019	STATUS	30
D. Architectural and Environmental Control Committee:		
1. Receive AECC Meeting Minutes for November 12, 2019	ACTION	31-32
2. Receive AECC Meeting Minutes for December 10, 2019	ACTION	33-34
3. New Business:	ACTION	
a. 7 The Inlet Interior remodel, new patio cover with deck.	<i>Recommends to Approve</i>	
b. 12 Blue Anchor Cay Remove and replace three (3) 14" guide piles with pre-stressed concrete. Build one 3' x 20' gangway. Revise existing floating dock.	<i>Recommends to Approve with Conditions</i>	
c. 8 Admiralty Cross Remove and replace existing dock and gangway. Remove three guide piles and Install two new 16" piles.	<i>Recommends to Approve with Conditions</i>	
d. 42 Admiralty Cross Modify existing dock. Remove and replace gangway. Remove three guide piles And install two new 16" piles.	<i>Recommends to Approve with Conditions</i>	

- E. Cays Entrance Ad Hoc Committee – Director Kim Tolles
- F. Finance Committee – Treasurer Bob Rood
- H. Grand Caribe Task Force – Director Kim Tolles

See Item XI. Treasurer's Report

IX. CONTRACT CONSENT CALENDAR:

ACTION

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 – Landings, Sealing and Topcoats
 - 1. Budget: \$15,000 (reallocate additional \$15,000 budget from 2020-2021)
 - 2. CalSouth Builder: \$1,000 per Stairwell and Landings
- B. Mardi Gras Village – Flat Roofs and Roofing Repairs 35-44
 - 1. Budget: \$213,000.00
 - 2. Single Bid Received from: Diamond Roofing not to exceed \$213,000.00
- C. Port Royale/Mardi Gras Clubhouse – Kitchen and Bathroom Remodel 45
 - 1. Budget: \$72,160.00
 - 2. Bid Received from CalSouth Builder at \$65,000.00
- D. Montego Village – Irrigation Upgrade 46
 - 1. Budget: \$6,400.00
 - 2. Single Bid Received from Park West Landscape Management at \$12,746.00
- E. Montego Village – Landscape Upgrade 47-51
 - 1. Budget: \$24,500
 - 2. Single Bid Received from Park West Landscape Management at \$21,262.50
- F. Kingston Village – Dock Renovation Scope of Work Expansion 52-55
 - 1. Budget \$177,390.00
 - 2. Additional South Fingers (2) and Headwalks, Add Pedestals, Upgrade Dock Boxes for \$175,330.00

X. PRESIDENT’S REPORT: Mark Crisson

XI. TREASURER’S REPORT:

- A. **Receive** Treasurer’s Report October/November 2019, Pending Audit or Review ***ACTION*** 56-58
 - 1. Review Bank Reconciliations
 - a. Wells Fargo Advisors – Reserve Account 59-60
 - b. Commerce West – Operating Account 61-63
 - 2. **Approve** Expenses, Investments and Transfers Over \$10,000 64-65
 - 3. **Approve** Reserve Investment Summary 66-67

XII. MANAGER’S REPORT: Henry Angelino

- A. Level 2 Reserve Study
- B. City of Coronado Projects:
 - 1. Antigua Village Slurry Seal - Completed
- C. Department Summary Reports
 - 1. Administrative Approvals, Chuck Henning 68
 - 2. Code Enforcement, Chuck Henning 69
 - 3. Landscape, Chuck Henning 70-71
 - 4. Maintenance Manager, Sergio Gonzalez 72-74
 - 5. Safety: Allied Universal Site Supervisor, Gene Rowell 75

XII. UNFINISHED BUSINESS:

- A. **Adopt** Resolution 19-09: Contractor Use of Guest Parking Areas ***ACTION*** 76-77
- B. Open House Signs – 90-Day Trial Beginning September 28, 2019 ***STATUS***
- C. CC Wharfage – Revivor Actions ***STATUS*** 78-79
- D. Montego Docks – Homeowner Ballot ***STATUS***

XIII. NEW BUSINESS:

- A. Second Story Additions in Village Residence Zone ***DISCUSSION***
 - 1. Coronado Cays Specific Plan 80-81
 - 2. Letter Dated May 8, 2007 – Coronado Mayor Smizek 82-83

- B. Antigua Village Special Assessment – Announcement of Election Results ***ACTION***
- C. Delinquent Accounts ***HANDOUT*** ***ACTION***
 - 1. **Approve** Pre-Lien(s) and Lien(s) on Accounts that Remain Delinquent after January 15, 2020

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. Next Regular Meeting is Scheduled for January 23, 2020

XVI. ADJOURNMENT: