

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 23, 2020**

Meeting will be conducted via teleconference.

Homeowner may contact the CCHOA Office at (619) 423-4353 for teleconference access instructions.

AGENDA

| 2:00 p.m. REGULAR SESSION | Review/ Discuss/ Act Upon | Page |
|---|--|--------------|
| I. CALL TO ORDER: | | |
| II. RECOGNITION OF GUESTS: | | |
| III. EXECUTIVE SESSION DISCLOSURE: | | |
| IV. 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. | | |
| V. Resolution 20-06: Montego/Jamaica Boardwalk Gate | ACTION | 10 |
| VI. APPROVAL OF MINUTES: | | |
| A. Open Meeting Minutes for June 25, 2020 | ACTION | 11-14 |
| VII. COMMITTEE REPORTS: | | |
| A. Architectural and Environmental Control Committee: | | |
| 1. Receive AECC Meeting Minutes for July 14, 2020 | ACTION | 15-16 |
| 2. New Business: | ACTION | |
| a. 26 Bahama Bend Install new spa in rear yard. | <i>Recommends to Approve</i> | |
| 3. Old Business: | ACTION | |
| a. 36 Bahama Bend Add 1 st floor Accessory Dwelling Unit (ADU); 1 bedroom with a laundry area and 2 nd floor patio/deck | <i>Recommends to Deny as Submitted</i> | |
| B. Cays Entrance Ad Hoc Committee – Director Kim Tolles | | |
| C. Finance Committee – Treasurer Bob Rood | <i>See Item X. Treasurer's Report</i> | |
| 1. Al Sorenson and Grace Lowenberg resigned as committee members | UPDATE | |
| D. Grand Caribe Task Force – Director Kim Tolles | | |
| 1. Receive GCTF Meeting Minutes for June 10, 2020 | ACTION | 17-18 |
| E. Port Lease Renewal Committee – General Manager Henry Angelino | | |
| F. Landscape/Water Advisory Committee – Director Karen Farmer | | |
| VIII. 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. Mardi Gras Fire Hydrant Renovation | | |
| 1. Budget: \$7,000 | | |
| 2. Sole Source Bid from Reliable Plumbing for \$5,470 | | |
| B. Jamaica Painting | | |
| 1. Budget: \$47,150 | | |
| 2. Bids Received from CertaPro at \$58,635; Majestic at \$39,650; Pro-Tech at \$59,600; CalPaint at \$57,200 | | |
| C. Port Royale Painting | | |
| 1. Budget: \$107,350 | | |
| 2. Bids Received from CertaPro at \$132,890; Majestic at \$103,800; Pro-Tech at \$135,700 | | |

- D. Port Royale Roof Power Washing
 - 1. Budget: \$19,380
 - 2. Bids Received from CertaPro at \$30,000; Pro-Tech at \$30,400; **Cal South \$19,000**
- E. CCHOA Pest and Rodent Control-Change contractors from Thrasher to Knockout for same pricing or less depending on the village. Rodent control \$1,100 total per month, pest control \$240-300 per month pre village.
- F. HOA Admin Building Balcony Waterproofing
 - 1. Budget: \$7,500
 - 2. Sole Source from M15 Plastering \$6,720
- G. Mardi Gras Roofing Drip Edge Repairs
 - 1. Budget: None
 - 2. Sole Source bid from Diversified Roofing for \$15,200
- H. Antigua Village Chimney Caps and Spark Arrestors
 - 1. Budget: \$57,000
 - 2. Sole Source bid from Cal South based on previous provider as outside contractor \$70,000
- I. Mardi Gras / Port Royale Clubhouse Key FOB
 - 1. Budget: \$14,000
 - 2. Contract Amount: \$12,735
 - 3. Change order for addition of restroom entrance resulting in final total of \$15,454

IX. PRESIDENT’S REPORT: Mark Crisson

X. TREASURER’S REPORT: Robert Rood

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|---|----------------|---------------|-------|
| A. Receive Treasurer’s Report June 2020, Pending Audit or Review | HANDOUT | ACTION | |
| 1. Review Bank Reconciliations | | | |
| a. Wells Fargo Advisors – Reserve Account | | | 19 |
| b. Commerce West – Operating Account | | | 20-21 |
| 2. Approve Expenses, Investments and Transfers Over \$10,000 | HANDOUT | ACTION | |
| 3. Approve Reserve Investment Summary | | ACTION | 22 |

XI. MANAGER’S REPORT: Henry Angelino

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| A. City of Coronado Projects: | | | |
| B. Department Summary Reports | | | |
| 1. Administrative Approvals, Renee Stavros | | | 23-24 |
| 2. Code Enforcement, Renee Stavros | | | 25-26 |
| 3. Facilities, Sergio Gonzalez | | | 27-29 |
| 4. Landscape, Henry Angelino | | | 30-31 |
| 5. Safety, Allied Universal Site Supervisor, Gene Rowell | | | 32-34 |

XII. UNFINISHED BUSINESS:

- | | | | |
|--|--|---------------|-------|
| A. CC Wharfage – Assignment of Leases and Management Structure | | STATUS | |
| B. Planning Commission decision on 2 nd Story additions in the Village Residence Zone | | STATUS | |
| C. Reopening for Business | | UPDATE | |
| D. Annual Meeting Date - September 10, 2020 | | STATUS | 35-36 |

XIII. NEW BUSINESS:

- | | | | |
|--|----------------|---------------|--|
| A. Outsourcing Accounting Services | | ACTION | |
| B. Marine Property Insurance Renewal | HANDOUT | ACTION | |
| C. Delinquent Accounts | | | |
| 1. Approve Pre-Lien and Lien on Accounts Delinquent after August 15, 2020 | | ACTION | |

XIV. CORRESPONDENCE:

- | | | | |
|---|--|--|-------|
| A. Email dated June 22, 2020 from Ella Croshier (Blue Anchor) ref aviation noise concerns | | | 37-38 |
|---|--|--|-------|

XV. ANNOUNCEMENTS:

- A. Annual Meeting is scheduled for September 10, 2020
- B. Next regularly scheduled meeting is September 24, 2020

XVI. ADJOURNMENT: