

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 22, 2020**

Meeting will be conducted via teleconference.

Homeowners 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. INSPECTOR OF ELECTIONS-Trinidad Village Director Runoff Election		
A. Announcement of Quorum		
B. Begin Tabulation		
III. RECOGNITION OF GUESTS:		
IV. EXECUTIVE SESSION DISCLOSURE: An Executive Session was convened on October 22, 2020 to review violations, hold violation hearings, review delinquencies, and review personnel matters.		
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. Resolution 20-06: Montego/Jamaica Boardwalk Gate	ACTION	
VII. APPROVAL OF MINUTES:		
A. Open Meeting Minutes for August 27, 2020	ACTION	
VIII. COMMITTEE REPORTS:		
A. Committee Appointments / Re-Affirmation	ACTION	
1. AECC: Kevin Brenden, Tom Schibler, Sig Kupka, Lynda Pippenger, Steve Lock		
2. Cays Entrance, Ad Hoc Committee: Kim Tolles, Liza Butler, Carolyn Rogerson, Helen Kupka, Brandalyn Dennis, Bruce Hagemann		
3. Finance Committee: Robert Rood, Dan Schreiber, Bob Dilworth, Jim Besikof, Steve Berger, Mary-Ann Labate, Bob Shugert, Randy Riecken, Dan Hunting		
4. Grand Caribe Task Force: Kim Tolles, Betty Schulman, Jim Besikof, Liza Butler, Mary Berube Eva Escalante		
5. Port Lease Renewal Ad Hoc Committee: Henry Angelino, Kim Tolles, David Rothschild, Jim Besikof, Mary Berube, Kevin Reilly, Lance Rodgers, Liza Butler, Bob Dilworth		
B. Architectural and Environmental Control Committee:		
1. Receive AECC Meeting Minutes for September 8, 2020	ACTION	
2. Receive AECC Meeting Minutes for October 13, 2020	ACTION	
3. New Business:	ACTION	
a. 3 Delaport Way Add another level to deck and a bay window in the kitchen	<i>Recommends to Deny as Submitted</i>	
b. 12 Mardi Gras Road Major interior remodel with a room addition over the garage 104 sq. ft. and increasing adjacent deck 34 sq. ft. plus demo backyard and install pool and jacuzzi	<i>Recommends to Deny as Submitted</i>	
c. 28 Sandpiper Strand Major interior remodel with a room addition adding 366 sq. ft. and redesign of driveway/curb	<i>Recommends to Approve with Conditions</i>	
3. Old Business:	ACTION	
a. 22 Admiralty Cross Tear down/new construction increasing floor plan by 700 sq. ft., adding new exterior wall fountain, BBQ, and roof deck	<i>Recommends to Approve</i>	
b. 14 The Point Dock and pile replacement like for like	<i>Recommends to Approve</i>	
c. 20 Aruba Bend Room addition with full bath over the garage 297 sq. ft., expanding into the existing patio 84 sq. ft.	<i>Recommends to Approve</i>	

- d. 36 Bahama Bend *Recommends to Approve with Conditions*
Add 1st floor Accessory Dwelling Unit (ADU) of 399 sq. ft.; 1 bedroom with a laundry area and 2nd floor deck of 88 sq ft.

C. Cays Entrance Ad Hoc Committee – Director Kim Tolles

D. Finance Committee – Treasurer Bob Rood

See Item X. Treasurer's Report

E. Grand Caribe Task Force – Director Kim Tolles

- 1. Receive GCTF Meeting Minutes for August 12, 2020

ACTION

F. Port Lease Renewal Committee – General Manager Henry Angelino

F. Landscape/Water Advisory Committee – Director Karen Farmer

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. Port Royale/Mardi Gras Tennis Court Renovation

- 1. Budget: \$24,122

- 2. Bids received from Ferandell at \$41,484, Match Point at \$41,505, and **Court Tech at \$27,046**

B. **Ratify** Emergency Board Vote – Montego Parking Structure Sealing Contract with WICR

X. PRESIDENT'S REPORT: Dennis Thompson

XI. TREASURER'S REPORT: Robert Rood

A. **Approve** Treasurer's Reports for August and September 2020, Pending Audit or Review

ACTION

- 1. Review Bank Reconciliations

- a. Wells Fargo Advisors – Reserve Account

- b. Commerce West – Operating Account

- c. CIT Bank – Operating Account

- 2. **Approve** 2020 Audit Report

ACTION

- 3. **Approve** Expenses, Investments and Transfers Over \$10,000

HANDOUT

ACTION

- 4. **Approve** Reserve Investment Summary

ACTION

XII. MANAGER'S REPORT: Henry Angelino

A. Department Summary Reports

- 1. Administrative Approvals, Renee Stavros

- 2. Code Enforcement, Renee Stavros

- 3. Facilities, Sergio Gonzalez

- 4. Landscape, Henry Angelino

- 5. Safety, Allied Universal Site Supervisor, Gene Rowell

XII. UNFINISHED BUSINESS:

A. Walters Management Accounting Services

STATUS

XIII. NEW BUSINESS:

A. Security Systems in the Cays

ACTION

B. Street Signs: "Not a Thru Street"

ACTION

C. HOA Dock Safety Equipment

ACTION

D. Resolution 20-10 Fence and Hedge Heights in Antigua Village

ACTION

E. Delinquent Accounts

- 1. **Approve** Pre-Lien and Lien on Accounts Delinquent after November 15, 2020

ACTION

- 2. **Announce** approval of initiating foreclosure procedures on Parcel #615-100-19-28

ACTION

XIV. CORRESPONDENCE

A. Legal Counsel Opinion Letter to the Auditors dtd September 11, 2020

XV. TRINIDAD VILLAGE DIRECTOR RUNOFF ELECTION RESULTS

XVI. BOARD VICE PRESIDENT CALL FOR NOMINATIONS AND SELECTION

ACTION

XVII. ANNOUNCEMENTS:

A. Next regularly scheduled meeting is November 19, 2020

XVIII. ADJOURNMENT