

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 19, 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. RECOGNITION OF GUESTS:		
III. EXECUTIVE SESSION DISCLOSURE: An Executive Session was convened on November 19, 2020 to review violations, hold violation hearings, review delinquencies, and review personnel matters.		
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. APPROVAL OF MINUTES:		
A. Open Meeting Minutes for October 22, 2020	<i>ACTION</i>	24-27
VI. COMMITTEE REPORTS:		
A. Architectural and Environmental Control Committee:		
1. Receive AECC Meeting Minutes for November 10, 2020	<i>ACTION</i>	28-29
2. New Business:	<i>ACTION</i>	
a. <u>23 Sandpiper Strand</u> Major interior remodel and master bedroom remodel, increasing the square footage 416 sq.ft., and a small balcony, new windows, stucco and paint.	<i>Recommends to Approve as Submitted</i>	
b. <u>1 & 3 Blue Anchor Cay Road</u> New Construction/Consolidate Lots – Demo existing single-family residence, consolidate 1 & 3, and construct a new two-story single-family residence with attached garage.	<i>Recommends to Approve as Submitted</i>	
3. Unfinished Business:		
a. <u>12 Mardi Gras Road</u> Major interior remodel with a new room addition over the garage, increasing the square footage 164 sq.ft.	<i>Recommends to Approve as Submitted</i>	
B. Cays Entrance Ad Hoc Committee – Director Kim Tolles	<i>No New Business</i>	
C. Finance Committee – Treasurer Bob Rood	See Item IX. Treasurer's Report	
D. Grand Caribe Task Force – Director Kim Tolles		
1. Receive GCTF Meeting Minutes for October 15, 2020	<i>ACTION</i>	30-31
E. Port Lease Renewal Committee – General Manager Henry Angelino	No New Business	
VII. CONTRACT CONSENT CALENDAR:	<i>ACTION</i>	
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. Admin Restroom Pipe Lining (Women's Room to Men's Room branch)	<i>ACTION</i>	
1. Budget: \$7,500 (Building Repairs, Contingency)		
2. Sole source bid from SPT for \$8,580 based on previous relining of Admin Restrooms		
3. APPROVE to contract with SPT for \$8,580		
4. APPROVE additional \$9,733 for Building Repairs, Contingency		
B. Admin Restroom Renovation	<i>ACTION</i>	
1. Budget: \$20,521.26		
2. APPROVE to Increase to \$31,334		

- C. Trinidad/Kingston Clubhouse Roof (flat and tile) ***ACTION*** 32
 - 1. Budget: \$20,111 (\$14,640 in this year's budget, remaining \$5,471 from the 2021-2022 fiscal year budget)
 - 2. Bids: San Diego County Roofing at \$24,500; Diversified Roofing at \$22,685; Diamond Roofing at \$22,608
 - 3. Staff Recommendation: San Diego County Roofing based on 20-year warranty no-dollar-limit vs. 10-year warranty.
- D. **Ratefy** Emergency Board Vote – Montego Parking Structure Sealing Project Cost Increase ***ACTION*** 33-36
 - 1. Budget: \$322,000
 - 2. Approved Contract Price: WICR at \$321,459
 - 3. APPROVE to increase budget to account for repairs to post-tensioned cables/rebar: \$60,000

VIII. PRESIDENT'S REPORT: Dennis Thompson

IX. TREASURER'S REPORT: Robert Rood

- A. **Approve** Treasurer's Reports for October 2020, Pending Audit or Review ***ACTION*** 37
 - 1. Review Bank Reconciliations, September and October, 2020
 - a. CIT Bank – Operating Account, September 30, 2020 38-40
 - b. Wells Fargo Advisors – Reserve Account, September 30, 2020 41
 - c. Commerce West – Money Market Account, September 30, 2020 42
 - d. Commerce West – Operating Account Account 43-45
 - e. CIT Bank – Operating Account, October 31, 2020 46-50
 - f. Commerce West – Operating Account, October 31, 2020 51-52
 - g. Commerce West – Money Market Account, October 31, 2020 53
 - h. Wells Fargo Advisors – Reserve Account, October 31, 2020 54-56
 - 2. **Approve** 2020 Audit Report ***HANDOUT***
 - 3. **Approve** Expenses, Investments and Transfers Over \$10,000 ***ACTION*** 57
 - 4. **Approve** Reserve Investment Summary ***ACTION*** 58
 - 5. **Approve** Small Balance Write-offs ***ACTION*** 6-15
 - 6. **Approve** Transfer of Funds from CommerceWest MM to CIT Bank MM ***ACTION***

VIII. MANAGER'S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 59
 - 2. Code Enforcement, Renee Stavros 60-61
 - 3. Facilities, Sergio Gonzalez 62-65
 - 4. Landscape, Henry Angelino 66-67
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 68-69
- B. Admin Building Leases

XI. UNFINISHED BUSINESS:

- A. Proposed Resolution 20-10: Fence and Hedge Heights in Antigua Village ***DISCUSSION*** 17-18
- B. Proposed Resolution 20-06: Montego/Jamaica Boardwalk Gate ***DISCUSSION*** 16

XII. NEW BUSINESS:

- A. **Ratefy** Emergency Board Vote – Letter to the Port Ref. Revised PMPU ***ACTION*** 70-72
- B. Proposed Resolution 20-11: Parking and Rental Rules ***DISCUSSION*** 19-21
- C. Delinquent Accounts
 - 1. **Approve** Pre-Lien and Lien on Accounts Delinquent after December 15, 2020 ***ACTION***

XIII. CORRESPONDENCE: None

XIV. ANNOUNCEMENTS:

- A. Next regularly scheduled meeting is December 17, 2020

XV. ADJOURNMENT