

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 17, 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 December 17, 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 November 19, 2020	<i>ACTION</i>	<i>00</i>
VI. COMMITTEE REPORTS:		
A. Architectural and Environmental Control Committee:		
1. Receive AECC Meeting Minutes for November 10, 2020	<i>ACTION</i>	<i>00</i>
2. New Business:	<i>ACTION</i>	
a. <u>49 The Point</u> Major interior remodel with new roof, windows, sliding doors, exterior siding, garage and driveway.	<i>Recommends to Approve as Submitted</i>	
b. <u>6 & 8 Sixpence Way</u> New Construction/Consolidate Lots – Demo existing single-family residences, consolidate lots, and construct a new two-story plus mezzanine single-family residence with attached 3-car garage, pool, and spa (12,525 sq. ft.)	<i>Recommends to Deny as Submitted</i>	
c. <u>9 Green Turtle Road</u> Modifications to decks, glass guardrails and deck to repair items and bring to code.	<i>Recommends to Approve as Submitted</i>	
d. <u>72 Montego Court</u> Interior remodel. No load bearing walls will be affected. Indemnification required.	<i>Recommends to Approve as Submitted</i>	
e. <u>3 Delaport Way</u> Second story addition, increasing the square footage 545 sq. ft. with deck over garage with glass railing, and a new bay window in the kitchen. Indemnification required.	<i>Recommends to Approve as Submitted</i>	
f. <u>43 Port of Spain</u> Replace existing dock, piles, and gangway like for like but move 4 feet to the north.	<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	<i>See Item IX. Treasurer's Report</i>	
1. APPROVE Tom Bernitt (Jamaica) as new member	<i>ACTION</i>	
D. Grand Caribe Task Force – Director Kim Tolles		
1. Receive GCTF Meeting Minutes for November 11, 2020	<i>ACTION</i>	<i>00</i>
E. Port Lease Renewal Committee – General Manager Henry Angelino	<i>No New Business</i>	
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. Montego Parking Structure Testing (Core Samples)	<i>ACTION</i>	
1. Budget: \$368,970		
2. Sole source bid from Leighton and Associates for \$8,500 based on structural engineer recommendation		
3. APPROVE to contract with Leighton and Associates for \$8,500		

- B. Jamaica Dock Piling Repair ***ACTION***
 - 1. Budget: None in current year, \$7,500 in 2021-2022
 - 2. Sole source bid from Harbour Constructors for \$4,000 based on previous seawall/dock repairs
 - 3. **APPROVE** to contract with Harbour Constructors for \$4,000
- C. Antigua Garage Electrical Upgrade
 - 1. Budget: \$135,000
 - 2. Sole source bid from MPE Consulting for \$7,500
 - 3. **APPROVE** to contract with MPE Consulting for \$7,500

VIII. PRESIDENT’S REPORT: Dennis Thompson

IX. TREASURER’S REPORT: Robert Rood

- A. **Approve** Treasurer’s Reports for November 2020, Pending Audit or Review ***ACTION*** 00
 - 1. Review Bank Reconciliations, November 2020
 - a. CIT Bank – Operating Account, November 30, 2020 00
 - b. Wells Fargo Advisors – Reserve Account, November 30, 2020 00
 - c. Commerce West – Money Market Account, November 30, 2020 00
 - d. Commerce West – Operating Account, November 30, 2020 00
 - 2. **Approve** 2020 Draft Audit Report ***ACTION*** 00
 - 3. **Approve** Expenses, Investments and Transfers Over \$10,000 ***ACTION*** 00
 - 4. **Approve** Reserve Investment Summary ***ACTION*** 00
 - 5. **Approve** to Close Commerce West – Operating Account ***ACTION*** 00
 - 6. **Approve** to Close Commerce West – Money Market Account ***ACTION*** 00

X. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 00
 - 2. Code Enforcement, Renee Stavros 00
 - 3. Facilities, Sergio Gonzalez 00
 - 4. Landscape, Henry Angelino 00
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 00
- B. 2021-2022 Reserve Study *STATUS*

XI. UNFINISHED BUSINESS:

- A. CC Wharfage Transition *DISCUSSION*
- B. Square Footage Survey-Whitmore Architects to measure 4 GTL *STATUS*
- C. **APPROVE** Resolution 20-11: Use of Facilities, Parking and Rental Rules ***ACTION*** 00
- D. **ADOPT** Proposed Resolution 20-10: Fence and Hedge Heights in Antigua Village ***ACTION*** 00

XII. NEW BUSINESS:

- A. Common vs Village Responsibility for Sound Walls *DISCUSSION* 00
- B. Collection Procedures with Walters Management *DISCUSSION*
- C. Delinquent Accounts

XIII. CORRESPONDENCE: None

XIV. ANNOUNCEMENTS:

- A. Next regularly scheduled meeting is January 28, 2021

XV. ADJOURNMENT