

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

January 28, 2021

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 January 28, 2021 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 December 17, 2020

ACTION

VI. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **Receive** AECC Meeting Minutes for January 12, 2021

ACTION

2. New Business: ***ACTION***

a. 15 Buccaneer Way

Recommends to Approve as Submitted with Conditions

Major exterior & interior remodel of an existing single-family residence. This plan proposes to increase the square footage 77 sq. feet, replacing all existing windows & doors, a new garage, new railings, and a water feature in the rear yard. Approval recommended with the condition that the existing balcony does not encroach any farther into the rear setback.

b. 9 The Point

Recommends to Approve as Submitted

Demo an existing two-story single-family residence and remove a site wall, building a new two-story residence with 4,392 square feet with a rooftop deck.

c. 7 Gingertree Lane

Recommends to Approve as Submitted with Condition

Enclose the atrium at the front of the home and adjacent to zero lot line for additional storage, increasing the square footage 150 sq. ft. Approval recommended with the condition that proper drainage be installed to protect the integrity of the adjoining wall.

d. 9 Gingertree Lane

Recommends to Approve as Submitted

Exterior/interior remodel, remove and replace rear fence, replace existing windows, and add new window in bath that faces common area. Committee Member Schibler recused himself from the discussion and vote as the designer is his wife, Orlena Schibler.

B. Cays Entrance Ad Hoc Committee – Director Kim Tolles

UPDATE

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 December 9, 2020

ACTION

2. **APPROVE** Commodore Dave Murree as the CCYC Representative on the committee

ACTION

E. Port Lease Renewal Committee – General Manager Henry Angelino

No New Business

VII. 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. Cays Entrance Renovation
 - 1. Budget: \$126,750
 - 2. Sole source bid from SJA Landscape Architects
 - 3. **APPROVE** to contract with SJA Landscape Architects for \$5,500
- B. Bahama Village Greenway Renovation
 - 1. Budget: \$15,000
 - 2. Sole source bid from SJA Landscape Architects for \$3,000
 - 3. **APPROVE** to contract with SJA Landscape Architects for \$3,000
- C. Trinidad/Kingston Village Clubhouse Roofing Tile
 - 1. Budget: \$20,111
 - 2. Previously approved San Diego County Roofing at \$24,500
 - 3. **APPROVE** contract increase of \$6,676 for additional wood repair and replacement. New total of \$31,176.
- D. Kingston Building Lighting, Exterior
 - 1. Budget: None in FY2020/21. Reserve Study lists 17 years remaining life, but requires immediate replacement. Deferring globe lights for \$6000 to next FY
 - 2. Purchase from 2Modern.com for \$8,999. Samples installed and received positive feedback from owners
 - 3. **APPROVE** moving project forward in Reserve Study and replacing exterior lights for \$8,999
- E. Allied universal Contract Renewal (3 Years)
 - 1. Labor portion of contract will increase by 3% to account for minimum wage and cost of living increases. Vehicle rental and mileage fees will remain at current pricing.
 - 2. Sole source bid based on past performance and familiarity with community.
 - 3. **Approve:** 3-year contract with Allied Universal for an initial cost of \$343,419 and an annual increase of approximately 3%.
- F. Montego Parking Structure/Tennis Court - Second Professional Opinion from Structural Engineer
 - 1. Budget: \$368,970
 - 2. Sole source bid based on recommendation from legal counsel
 - 3. **Approve** to Contract with JWA Consulting Structural Engineers, for \$17,800
- G. Electrical Pedestals, Various Villages and Common
 - 1. Budget: \$25,800 (6 total)
 - 2. Sole source bid with Farnum Electric based on previous contract
 - 3. Approve to Contract with Farnum Electric for \$24,250

VIII. PRESIDENT'S REPORT: Dennis Thompson

IX. TREASURER'S REPORT: Robert Rood

- A. **Receive** Treasurer's Report for December 2020, Pending Audit or Review
 - 1. Review Bank Reconciliations, December 2020
 - a. CIT Bank – Operating Account, December 31, 2020
 - b. Wells Fargo Advisors – Reserve Account, December 31, 2020
 - c. Commerce West – Money Market Account, December 31, 2020
 - d. Commerce West – Operating Account, December 31, 2020
 - 2. **Approve** Expenses, Investments and Transfers Over \$10,000
 - 3. **Approve** Reserve Investment Summary

ACTION
ACTION

ACTION
ACTION

X. 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
- B. 2021-2022 Budget Timeline
- C. Montego Garage Structure Concrete Test Results
- D. Mardi Gras Roofing – Tile - Replacement, Repair *ACTION*
 - 1. Budget: None in FY2020/21. Reserve Study lists 5 years remaining, but drip edge requires more immediate replacement and most cost-effective solution is to do the entire roof including drip edge. Entire roof average cost is \$14,300 and drip edge alone is \$6,600. Roof repairs will take one week per home.
 - 2. **APPROVE:** Moving funds forward to complete roofing repairs and replacement of underlayment on 31 units on Delaport for up to \$443,464.

XI. UNFINISHED BUSINESS:

- A. CC Wharfage Transition: Inputs from Directors on Board Members *DISCUSSION*
- B. Proposed Resolution 20-11: Use of Facilities, Parking and Rental Rules *ACTION*
- C. Collection Policy Modification to Allow other than Legal Counsel to Collect *ACTION*
- D. Proposed Resolution 20-06: Montego/Jamaica Boardwalk Gate *UPDATE*

XII. NEW BUSINESS:

- A. Green Turtle Cay Village Director Resignation *ACTION*
- B. Delinquent Accounts
 - 1. **Approve** Pre-Lien and Lien on Accounts Delinquent after February 15, 2020 *ACTION*

XIII. CORRESPONDENCE:

- A. Email from Bridget Barnett (Jamaica)
Red Curb at Intersection of Jamaica Village Road and Half Moon Bend

XIV. ANNOUNCEMENTS:

- A. Next regularly scheduled meeting is February 25, 2021

XV. ADJOURNMENT