

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 25, 2021**

**(Video Teleconference)**

**EXECUTIVE SESSION AGENDA**

| <b>12:00 p.m. EXECUTIVE SESSION</b>  | <b>Review / Discuss / Act Upon</b> | <b>Page</b>       |
|--|------------------------------------|-------------------|
| <b>I. APPROVE EXECUTIVE MINUTES:</b>   |                                    |                   |
| A. Executive Meeting Minutes for January 28, 2021                              |                                    | <i>ACTION</i>     |
| <b>II. HEARINGS and LEGAL STATUS:</b>  |                                    |                   |
| A. Small Claims Court Action   |                                    | <i>UPDATE</i>     |
| B. Account 3047 - Failure to Complete Construction-Follow-up                   |                                    | <i>UPDATE</i>     |
| C. Account 8085 – Pending Lawsuit to Collect Outstanding Fees                  |                                    | <i>ACTION</i>     |
| D. Account 5082 – Failure to Complete Construction                             |                                    | <i>ACTION</i>     |
| <b>III. CONTRACTS:</b>   |                                    |                   |
| A. San Diego County Roofing-MGV Roofs on Delaport Lane                         | <i>APPROVE IN OPEN SESSION</i>     |                   |
| <b>IV. DELINQUENT ACCOUNTS:</b>  |                                    |                   |
| A. Review CCHOA Delinquency Report, Pre-Liens, and Liens                       | <i>APPROVE IN OPEN SESSION</i>     |                   |
| <b>V. UNFINISHED BUSINESS (Legal):</b>   |                                    |                   |
| A. Discussion of Proposed Resolution 20-06: Montego/Jamaica Boardwalk Gate     |                                    | <i>DISCUSSION</i> |
| B. Discussion of Resolution 20-11: Use of Facilities, Parking and Rental Rules |                                    | <i>DISCUSSION</i> |
| C. CC Wharfage Transition – Board Members                                      |                                    | <i>DISCUSSION</i> |
| D. Common versus Village Responsibility for Sound Walls                        |                                    | <i>DISCUSSION</i> |
| E. Montego Parking Garage Structure Concrete Test Results/Peer Review          |                                    | <i>UPDATE</i>     |
| <b>VI. NEW BUSINESS:</b>   |                                    |                   |
| A. Resignation of Green Turtle Cay Village Director-Candidates                 |                                    | <i>INTERVIEWS</i> |
| <b>VII. PERSONNEL:</b>   |                                    |                   |
| A. 401K Plan Update  |                                    | <i>DISCUSSION</i> |
| <b>VIII. ANNOUNCEMENTS:</b>  |                                    |                   |
| A. Open Session Meeting: 2:00 p.m.   |                                    |                   |
| <b>IX. ADJOURNMENT</b>   |                                    |                   |