

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

February 25, 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 February 25, 2021 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

**IV. HOMEOWNER INPUT: (limited to 3 minutes per homeowner)**

Homeowners will have the opportunity to 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 January 28, 2021

**ACTION 35-38**

**VI. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for February 9, 2021

**ACTION 39-42**

2. New Business:

**ACTION**

a. 15 Antigua Court

*Recommends to Approve as Submitted*

Bathroom remodel in a lower condominium which includes two (2) new windows and expanding the bathroom into the area previously occupied by a utility closet. This project requires an Indemnification Agreement prior to commencing any work.

b. 50 Montego Court

*Recommends to Approve as Submitted*

Interior remodel of an upper-level condominium which includes swapping the location of the kitchen and dining room, replacing all windows & doors, new flooring, and enclosing garage/adding a new garage door. Indemnification Agreement signed by owner.

c. 95 Tunapuna Lane

*Recommends to Approve as Submitted*

Interior remodel which includes replacing all windows & doors, new flooring, and new kitchen & bath. This project requires an Indemnification Agreement prior to commencing any work.

d. 45 Blue Anchor Cay

*Recommends to Approve as Submitted*

Major interior and exterior remodel, increasing the square footage 292 square feet for an office.

e. 10 Admiralty Cross

*Recommends to Approve as Submitted*

Interior and exterior remodel, including a new roof, replacing all windows & doors, new pavers, new railings, and a new barbeque, and replace gangway.

f. 35 Sandpiper Strand

*Recommends to Approve as Submitted*

Major interior and exterior remodel, increasing the square footage 251 square feet for an additional 2<sup>nd</sup> story bedroom.

g. 16 The Point

*Recommends to Approve as Submitted*

Remove and replace dock. Like for like.

h. 5 Port of Spain

*Recommends to Approve as Submitted*

Remove and replace pilings. Like for like.

- 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 January 13, 2021 **ACTION** 43-45
- 2. Dredging of Channel between GCSP and Blue Anchor **DISCUSSION**
- 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. Maintenance Building-Overhead Doors
  - 1. Budget: \$12,800
  - 2. Bids received from Golden State Garage Doors for \$9,375, Radford at \$12,400, ADS at \$16,470
  - 3. **APPROVE** to contract with Golden State Garage Doors for \$9,375
- B. Mardi Gras Roofing Repairs
  - 1. Budget \$443,464 as approved by Board at January 2021 meeting
  - 2. Bids received from Diamond Roofing at \$443,464, Diversified Roofing at \$527,000, San Diego County Roofing at \$430,000
  - 3. **APPROVE** to contract with San Diego County Roofing at \$430,000 as lowest qualified bidder with maximum capacity and best warranty.
- C. Port Royale – Trellis – Aruba Bend
  - 1. Budget: None in FY2020-2021 but approximately \$4000 in Reserves
  - 2. Sole Source Bid from IDL Contractors for \$6,750.63 based on unavailability of other contractors to bid.
  - 3. **APPROVE** to Contract with IDL Contractors for \$6,750.63
- D. Kingston – Slab Leak/Water Line Re-Route – Units 85 & 86
  - 1. Budget: None
  - 2. Sole Source Bid from CalSouth Builders for \$11,800
  - 3. **APPROVE** to Contract with CalSouth Builders for \$11,800

**VIII. PRESIDENT’S REPORT:** Dennis Thompson

**IX. TREASURER’S REPORT:** Robert Rood

- A. **APPROVE** Treasurer’s Report for January 2021, Pending Audit or Review **ACTION** 46-47
- 1. Review Bank Reconciliation Summary, January 2021 **ACTION** 48
  - a. CIT Bank – Operating Account, January 31, 2021
  - b. Wells Fargo Advisors – Reserve Account, January 31, 2021
  - c. Commerce West – Money Market Account, January 31, 2021
  - d. Commerce West – Operating Account, January 31, 2021
- 2. **APPROVE** Expenses, Investments and Transfers Over \$10,000 **ACTION** 49
- 3. **APPROVE** Reserve Investment Summary **ACTION** 50
- 4. Reserve Study Funding Models **DISCUSSION** 51-54

**X. MANAGER’S REPORT:** Henry Angelino

- A. Department Summary Reports
  - 1. Administrative Approvals, Renee Stavros 55
  - 2. Code Enforcement, Renee Stavros 56-58
  - 3. Facilities, Sergio Gonzalez 59-62
  - 4. Landscape, Henry Angelino 63-64
  - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 65-66
- B. Appointments for Directors to Review Draft Reserve Study 67
- C. Montego Garage Structure Concrete Test Results/Peer Review **UPDATE**

**XI. UNFINISHED BUSINESS:**

A. CC Wharfage Transition

*DISCUSSION*

B. **ADOPT** Resolution 20-11: Use of Facilities, Parking and Rental Rules

*ACTION* 68-71

C. Proposed Resolution 20-06: Montego/Jamaica Boardwalk Gate

*ACTION* 72

D. **APPROVE** New Green Turtle Cay Village Director

*ACTION*

**XII. NEW BUSINESS:**

A. Delinquent Accounts

1. **APPROVE** Pre-Lien and Lien on Accounts Delinquent after March 15, 2021

*ACTION*

**XIII. CORRESPONDENCE:**

**XIV. ANNOUNCEMENTS:**

A. Next regularly scheduled meeting is March 25, 2021

**XV. ADJOURNMENT**