

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

March 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: Award Presentation to City Manager Blair King

III. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on March 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 February 25, 2021 **ACTION 35-38**

VI. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for March 9, 2021 **ACTION 39-42**

2. Old Business: **ACTION**

a. **36 Bahama Bend** *Recommends to Deny as Submitted and Support a Waiver*

Accessory Dwelling Unit/Parking Modifications, dated 12/21/20, proposing an additional parking space on the side yard with new gate, driveway and curb cut. New driveway will eliminate an on-street parking space. State law allows a waiver of additional parking space requirement but Coronado ordinance does not. Emergency Board vote held and unanimous decision made to deny proposal and support a waiver of the additional parking space based on home being within ½ mile of public transportation.

b. **23 Sandpiper Strand** *Recommends to Approve as Submitted with Condition*
Modification to garage/addition. Committee reviewed modifications to a previously approved plan dated 11/19/20. Recommends to approve as submitted with the condition that the plan adds a railing or corrects the doors on the second floor master bedroom balcony and submits for consideration.

c. **3 Delaport Way** *Recommends to Deny as Submitted*
Second story bedroom and deck addition over the garage facing west. Story poles installed per Board direction to demonstrate new roof line. Comments received from multiple neighbors concerned with loss of view, sunlight, and privacy. AECC recommends to deny based on the proposed change will adversely affect privacy, views, sunlight transmittance, and the character of the village.

d. **6/8 Sixpence Way** *Recommends to Deny as Submitted*
Tear down and new construction of 12,500 square foot home with a 1750 square foot mezzanine. AECC recommends to deny as submitted based on encroachments overhanging into the side yard, further clarification from the City regarding the mezzanine, and a solar study to evaluate the impact to sunlight for neighbors.

3. New Business: **ACTION**
- e. 7 Catspaw Cape *Recommends to Approve as Submitted with Condition*
Interior and exterior remodel adding 55 square feet on the second floor for a bedroom nook along the zero lot line. Plan indicates roof repairs but not replacement. If replacement, a separate request will be submitted. Condition is that a separate request must be submitted for a roof replacement.
 - f. 12 Mardi Gras Road *Recommends to Approve as Submitted with Condition*
In-ground spa, 8 feet x 15 feet, with an enclosure for spa mechanical equipment plus replacing the wooden fence adjacent to 22 MGR with block/stucco, and a new BBQ and fire pit. Condition is that the new wall between 12 and 22 MGR has a maintenance gap.
 - g. 2 Gingertree Lane *Recommends to Deny as Submitted*
Interior remodel expanding the first floor towards the second story overhang in the front and rear of the home for an additional 100 square feet. AECC recommends denial based on plans do not adequately describe details of proposed changes.
 - h. 60 Aruba Bend *Recommends to Deny as Submitted*
Accessory Dwelling Unit on a two story, single family home over the garage along the zero lot line. AECC recommends denial based on five-foot setback from zero lot line not observed for addition and insufficient setback for the addition compared to the garage which does not meet the character of the village.

- 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 February 10, 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. Jamaica Concrete Sidewalk Renovations
 - 1. Budget: \$18,000
 - 2. Bids received from American Concrete and Asphalt for \$18,000
 - 3. **APPROVE** to contract with American Concrete and Asphalt for \$18,000
- B. Jamaica Pool Fencing Painting
 - 1. Budget: \$2,100
 - 2. Bids received from Louis & Sons for \$6,600, IDL for \$4,500, CalSouth for \$6,500, CertaPro for \$4,257, Cal Paint for \$4,100
 - 3. **APPROVE** to contract with Cal Paint for \$4,100
- C. Maintenance Vehicles – M10 and M12 Ford Rangers 2008
 - 1. Budget: \$51,250
 - 2. Price from dealer after extensive research including used trucks is \$32,000 each
 - 3. **APPROVE** to purchase two trucks, base model, for \$64,000
- D. Maintenance Building-Overhead Trusses
 - 1. Budget: \$60,000
 - 2. Bids received from IDL Construction for \$11,543, CalSouth Builders at \$15,555, Louis & Sons declined after replacing a truss due to other projects outside the Cays
 - 3. **APPROVE** to contract with IDL Construction for \$11,543
- E. Maintenance Building-Overhead Painting
 - 1. Budget \$48,400
 - 2. Bids received from IDL Construction \$28,742, CertaPro at \$39,315, CalSouth Builders at \$26,000
 - 3. **APPROVE** to contract with CalSouth Builders for \$26,000

- F. Kingston – Emergency Slab Leak/Water Line Re-Route – Units 85 & 86
 - 1. Budget: None
 - 2. Emergency work performed by Reliable Plumbing for \$16,500
 - 3. **APPROVE** emergency repairs by Reliable Plumbing for \$16,500 and to establish Reserve line item for Water Supply Line Re-Routing as a capital improvement
- G. Trinidad – ET Water Irrigation Controller
 - 1. Budget: None remaining in FY2020-2021 but approximately \$11,500 in Reserves
 - 2. Work performed ahead of schedule by Park West for \$6,652 as proposed.
 - 3. **APPROVE** contract with Park West for \$6,652

VIII. PRESIDENT’S REPORT: Dennis Thompson

IX. TREASURER’S REPORT: Robert Rood

- A. **APPROVE** Treasurer’s Report for February 2021, Pending Audit or Review *ACTION* 46-47
- 1. Review Bank Reconciliation Summary, February 2021 *ACTION* 48
 - a. CIT Bank – Operating Account, February 28, 2021
 - b. Wells Fargo Advisors – Reserve Account, February 28, 2021
- 2. **APPROVE** Expenses, Investments and Transfers Over \$10,000 *ACTION* 49
- 3. **APPROVE** Reserve Investment Summary *ACTION* 50

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. 2021-2022 Draft Operations Budget and Reserve Study 67
- C. Montego Garage Structure Peer Review *UPDATE*
- D. Annual Insurance Renewal for Property, General Liability, Fidelity, D & O *UPDATE*

XI. UNFINISHED BUSINESS:

- A. CC Wharfage Transition *DISCUSSION*
- B. **ADOPT** Resolution 20-06: Montego/Jamaica Boardwalk Gate *ACTION* 72

XII. NEW BUSINESS:

- A. Red Curb at Southside of Grand Caribe Causeway *DISCUSSION*
- B. Delinquent Accounts
 - 1. **APPROVE** Pre-Lien and Lien on Accounts Delinquent after April 15, 2021 *ACTION*

XIII. CORRESPONDENCE:

XIV. ANNOUNCEMENTS:

- A. Next regularly scheduled meeting is April 22, 2021

XV. ADJOURNMENT