

**CORONADO CAYS HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
December 5, 2013
Grand Caribe Room
AGENDA**

12:30 p.m. LUNCH	Action	Page
1:00 p.m. EXECUTIVE SESSION		
I. ENFORCEMENT ISSUE		
A. Account 2195: Unsightly Appearance – Discussion		1-14
II. APPROVE MINUTES		
A. Approval of minutes for October 24, 2013	<i>BOARD ACTION</i>	15-16
III. LEGAL	<i>REFERENCE PAGE</i>	51
A. Legal Opinion – Bahama Village Deck Renovation		17-21
B. Memo Summarizing Approved Bahama Village Decks		22-23
C. Further Clarification – Bahama Village Deck Renovation		24-29
IV. CORRESPONDENCE		
A. Letter received November 21, 2013 – from H. Bryan		30-34
V. PERSONNEL		
A. Holiday and Bonus, Nick Arther	<i>BOARD ACTION</i>	35
2:00 p.m. REGULAR SESSION		
I. CALL TO ORDER		
II. PLEDGE OF ALLEGIANCE		
III. RECOGNITION OF GUESTS		
IV. EXECUTIVE SESSION DISCLOSURE		
V. HOMEOWNER INPUT (limited to 3 minutes per homeowner)		
VI. APPROVAL OF BOARD MINUTES		
A. Approval of minutes for October 24, 2013	<i>BOARD ACTION</i>	36-40
VII. PRESIDENT’S REPORT – Mike Durgin		
A. Employee Holiday Luncheon – December 18, 2013, 12:00 p.m. at the Jamaica Village Clubhouse		41
VIII. TREASURERS REPORT – Jim Besikof		
A. Financial report for the month of October, 2013 (Handout)	<i>BOARD ACTION</i>	
B. Budgeting Issue – Discussion, Jim Besikof		
C. Transfer of Funds to Reserve		
IX. MANAGER’S REPORT – Nick Arther		42-49
A. Department Summary Reports		
1. Code Enforcement Report – Mike Miller		
2. Dock Master’s Report – Mike Miller		
3. Landscape Manager’s Report – Frank Zottolo		
a. Status of Coral Trees – Nick Arther		
4. Maintenance Manager’s Report – Tim Burns		
5. Safety Report - Mike Tubbs		
6. Administrative Approval Summary		
X. COMMITTEE REPORTS		
A. Architectural and Environmental Control Committee (AECC) Gail Donahue, Board Liaison	<i>BOARD ACTION</i>	50-52

1. Approval of recommendations in minutes, November 21, 2013
 - a. Unfinished Business
 - i. 8 The Point, Gonzalez Rubio
The AECC affirmed that the construction timeline began with the issuance of the Building Permit from the City of Coronado, dated November 5, 2013.
 - b. New Business
 - i. 53 Catspaw Cape, Gische *RECOMMENDS TO APPROVE*
Renovation of existing deck, with travertine tile. Replacement of living room windows and sliding glass door.
 - ii. 13 Sixpence Way, Brown *RECOMMENDS TO APPROVE*
Remodel front elevation, kitchen remodel, adding shower to existing powder room, relocate laundry room upstairs, and add 2 bathrooms. 106 sq.ft. total addition.
 - iii. 53 The Point, Conkling *RECOMMENDS TO APPROVE*
Addition to garage, moving front entry to the side, addition of elevator, laundry room moved upstairs, add 2 bedrooms and bathrooms, remodel front elevation. 1300 sq.ft. total addition.
 - iv. 3 & 5 Tunapuna Lane, Estudillo *RECOMMENDS TO APPROVE*
Integration of both units into one, new kitchen, change of windows and doors to back elevation, and new entry gate. 35 sq.ft. total addition.
 - v. 5 St. Kitts Way, Middleton *RECOMMENDS TO APPROVE*
Conversion of second story deck into a bedroom. 121 sq.ft. total addition.
 - vi. 41 St. Christopher's Lane, Mariya *RECOMMENDS TO DENY*
Enlarge current deck at the rear of house, and replace staircase.
 - vii. 59 Montego Court, Turner *RECOMMENDS TO APPROVE*
Concrete slab added to patio to allow wheelchair access.
- B. Finance Committee – Treasurer Jim Besikof, Board Liaison [Next meeting: January 14, 2014, 9:00 a.m.]
- C. Governing Documents Ad Hoc Committee [Next meeting: January 23, 2014 at 11:00 am]
- D. Grand Caribe Task Force – Al Sorensen, Board Liaison [Last meeting: October 28, 2013]
- E. Insurance Committee – Fran Carrigan, Board Liaison [Next meeting TBD]
- F. Jamaica Village Docks Committee – Ken Irvine, Board Liaison [Next meeting TBD]
- G. Landscape Committee – Al Sorensen, Board Liaison [Next meeting TBD]
- H. Legal Committee – Kim Tolles, Board Liaison [Meets as required]
- I. Long Range Planning Committee - Jim Besikof, Board Liaison
- J. Safety Committee – Helen Kupka, Board Liaison [Next meeting TBD]

XI. UNFINISHED BUSINESS

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| A. | Strategic Plan, Jim Besikof | 53-56 |
| B. | Cays Entrance | |
| 1. | Kim Tolles | 57-58 |
| 2. | Ken Irvine | 59-60 |
| 3. | Mike Durgin | 61-62 |

XII. NEW BUSINESS

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| A. | FHA Certification, Gail Donahue | 63-65 |
| B. | South Cays Park ATT Cell Station Near Fire Station – City Proposal | 66-69 |
| C. | Jamaica Village Docks – Discussion, Ken Irvine | |

XIII. CORRESPONDENCE

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| A. | Incoming | |
| 1. | Letter dated November 4, 2013 – Re. Insurance Coverage, S. Fakhouri | 70 |

XIV. ANNOUNCEMENTS

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| A. | Due to the Christmas Holiday, the next regular meeting is scheduled for January, 23, 2014 at 2:00 p.m. in the Grand Caribe Room. |
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XV. ADJOURNMENT