

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 27, 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 April 22, 2021	<i>ACTION</i>	
B. Executive Meeting Minutes for April 29, 2021	<i>ACTION</i>	
C. Special Meeting Minutes for May 19, 2021	<i>ACTION</i>	
<b>II. HEARINGS and LEGAL STATUS:</b>		
A. Account 227304 – Failure to Complete Construction	<i>UPDATE</i>	
B. Account 231140– Superior Court Lawsuit to Collect Outstanding Fees	<i>UPDATE</i>	
C. Account 1026 – Demand for Reimbursement for Flood Damages	<i>ACTION</i>	
D. Account 226948 – 9.9.2 New Construction/Teardown, Unfinished Construction	<i>ACTION</i>	
E. Account 227507 – Article II, Item 2 – Lack of Maintenance	<i>ACTION</i>	
F. Account 227507 – 10.0 Rental Policy & 5.2 Live Aboards	<i>UPDATE</i>	
G. Account 227487 – Article II, Item 2 Owner’s Responsibility	<i>UPDATE</i>	
H. Account 226829 – 9.9.2 New Construction/Teardown, Unfinished Construction	<i>UPDATE</i>	
I. 1:00 p.m. Account 227698 – 3.16 Nuisance & 6.3.1 Parking and Storage on Lots	<i>ACTION</i>	
J. 1:10 p.m. Account 3013 – 5.2.1 Condition of Boats/Hydro-Hoist	<i>ACTION</i>	
K. 1:20 p.m. Account 10020 – 3.16 Nuisance	<i>ACTION</i>	
<b>III. CONTRACTS:</b>		
A. Seawall Survey	<i>UPDATE</i>	
<b>IV. DELINQUENT ACCOUNTS:</b>		
A. Review Delinquency Report, Pre-Liens, and Liens	<i>APPROVE IN OPEN SESSION</i>	
B. Review Intent to Lien Letters	<i>APPROVE IN OPEN SESSION</i>	
<b>V. UNFINISHED BUSINESS (Legal):</b>		
A. CC Wharfage Transition – Board Members	<i>UPDATE</i>	
B. Wharfage Area Lease Negotiations	<i>UPDATE</i>	
C. Tire Island Maintenance/Repair	<i>UPDATE</i>	
D. Square Footage Tracker	<i>DISCUSSION</i>	
<b>VI. NEW BUSINESS (Legal):</b>		
A. Non-HOA Owned Docks	<i>DISCUSSION</i>	
B. Resolution 21-01: Headwalks and Finger Docks	<i>DISCUSSION</i>	
C. COVID 19 Transition	<i>DISCUSSION</i>	
<b>VII. PERSONNEL:</b>		
A. General Manager Items		
<b>VIII. ANNOUNCEMENTS:</b>		
A. Open Session Meeting: 2:00 p.m.		
<b>IX. ADJOURNMENT</b>		