

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

May 27, 2021

Meeting will be conducted via teleconference.

Homeowners may contact the CCHOA Office at (619) 423-4353 for teleconference access instructions.

OPEN SESSION 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 May 27, 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 April 22, 2021

ACTION 56-59

B. Special Open Meeting Minutes for May 19, 2021

ACTION 60

VI. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for May 11, 2021

ACTION 61-65

2. Old Business:

ACTION Links

a. 12 MARDI GRAS RD

Recommends to Approve as Submitted

New Spa, Remove & Replace Wooden Fence. Proposing to install an above ground spa in the rear yard with a new barbeque and fire pit, and remove & replace wooden fence between 12 & 22 Mardi Gras Road.

b. 6/8 SIXPENCE WAY

Recommends to Approve as Submitted

New construction. Proposing to demolish two (2) existing homes and build one (1) single-family two-level home with an estimated square footage of 11,284 sq. feet, a three (3) car garage, and a new pool & spa.

c. 28 BRIDGETOWN BEND

Recommends to Approve as Submitted

Patio cover. Proposing a detached trellis in the rear yard of existing residence with 185 square feet.

d. 3 DELAPORT WAY

Recommends to Approve as Submitted

Deck. Proposing a new roof top deck over the garage with glass railings. All material finishes to match existing.

e. 4 SANDPIPER STRAND

Recommends to Approve as Submitted

Major Remodel. Interior & exterior remodel, new stucco color, new columns, new windows, doors, railings and a new roof.

3. New Business

ACTION Links

a. 49 KINGSTON COURT

Recommends to Approve with Condition as Submitted

Remodel. Proposing an interior remodel to kitchen and master bath. Condition is that an Indemnity Agreement be completed. Indemnification Signed

b. 19 THE POINT

Recommends to Approve as Submitted

Dock. Proposing to remove & replace existing dock & gangway with new. Pile to remain the same.

- c. 51 GREEN TURTLE RD *Recommends to Approve as Submitted*
Remodel. Proposing a remodel to kitchen and family room, installing new windows & a folding door.
 - d. 55 THE POINT *Recommends to Approve as Submitted*
Major remodel. Proposing an interior and exterior remodel, new stucco, doors, windows & rear guardrail.
 - e. 48 ADMIRALTY CROSS *Recommends to Approve as Submitted*
Addition over Garage/Roof. Proposing a new addition over the garage, replace hip roof with flat, raise ceiling at rear of the house, increasing the square footage 466 sq. feet.
 - f. 42 TRINIDAD BEND *Tabled for Further Plan Development*
Garage & Driveway. Proposing to push the garage door in 2 ½ feet into garage to have a longer driveway for parking. Add driveway and parking space in side yard.
 - g. 4 BAHAMA BEND *Recommends to Approve as Submitted*
Addition, Deck, Remodel. Addition of a new home office & new bathroom, increasing the square footage 316 square feet, a new deck in rear yard, build-out existing master deck into a reading room, modifications to front entry, remodel master bath, stairway and new flooring.
 - h. 4 BAHAMA BEND *Recommends to Approve as Submitted*
New Pool. Install a new in-ground swimming pool.
 - i. 14 PORT ROYALE RD *Recommends to Approve as Submitted*
Addition. Kitchen expansion and BBQ relocation. Removal of trellis and relocate dryer vent.
- B. Cays Entrance Ad Hoc Committee – Director Kim Tolles *UPDATE*
- 1. Notes from Meeting with CPD, Harbor Police and City Manager – May 19, 2021 66
- 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 April 14, 2021 *ACTION* 67-69
- 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. Kingston Exterior Lighting – Lower Unit Parapet Walls
 - 1. Budget FY21-22: \$3000
 - 2. Purchase from 2Modern.com for \$3,898
 - 3. **APPROVE** to purchase lights for \$3,898 in FY20-21 to replace failing and severely corroded units
- B. Trinidad/Kingston Clubhouse Design
 - 1. Budget: \$120,000
 - 2. Selection held and design awarded to Brandalyn Designs. Initial design is \$2,000 plus \$75 per hour.
 - 3. **APPROVE** to contract with Brandalyn Designs not to exceed \$4,000.
- D. Bahama/Antigua Clubhouse Interior Painting
 - 1. Budget: \$10,000
 - 2. Bids received from CalSouth for \$12,800, CertaPro for \$12,490 (reduced scope of work), IDL for \$14,296, Rayco (reduced scope of work), KC Remodeling for \$19,250
 - 3. **APPROVE** to contract with CalSouth for \$12,800
- E. Montego Roof Access Ladders
 - 1. Budget: \$22,000 in FY2021-22
 - 2. Bids received from Cal South for \$19,000, Challenger Sheet Metal for \$17,650 and Ray Neff Metal Fabricators, Inc for \$17,450 (includes installation and disposal)
 - 3. **APPROVE** to contract with RNMF Inc. for \$17,450 in FY20-21 to replace corroded ladders
- F. Montego IPE Handrails
 - 1. Budget: \$18,000 in Maintenance Wages
 - 2. Bids: received from CalSouth Builders for \$7,000, IDL for \$11,100 and Cal Paint for \$8,100
 - 3. **APPROVE** to contract with CalSouth Builders for \$7,000

- G. Trinidad/Kingston Pool Gate
 - 1. Budget: \$4,400
 - 2. Bids: received from Bejar for \$7,780, ADS for \$5,164, and RNMF for \$3,150
 - 3. **APPROVE** to contract with RNMF for \$3,150

VIII. PRESIDENT’S REPORT: Dennis Thompson

IX. TREASURER’S REPORT: Robert Rood

- A. **APPROVE** the Treasurer’s Report for April 2021, Pending Audit or Review *ACTION* 70-72
 - 1. Review Bank Reconciliation Summary, April 2021 *ACTION* 73
 - a. CIT Bank – Operating Account, April 30, 2021
 - b. Wells Fargo Advisors – Reserve Account, April 30, 2021
 - 2. **APPROVE** Expenses Over \$10,000 *ACTION* 74
 - 3. **APPROVE** Reserve Investment Summary *ACTION* 75

X. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 76
 - 2. Code Enforcement, Renee Stavros 77-78
 - 3. Facilities, Sergio Gonzalez 79-81
 - 4. Landscape, Henry Angelino 82-83
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 84-86
- B. City Projects: TV Pump Station *UPDATE*
- C. Admin Docks and Boat Storage Fee Schedule *UPDATE* 87

XI. UNFINISHED BUSINESS:

- A. CC Wharfage Transition *DISCUSSION*
- B. Parking Restrictions at Southside of Grand Caribe Causeway *ACTION*
- C. Tire Island Wave Attenuator *UPDATE*

XII. NEW BUSINESS:

- A. **APPOINT** Lynda Pippenger as Inspector of Elections for the 2021 Annual Meeting *ACTION*
- B. Annual Meeting Date Change *UPDATE*
- B. Village Director Elections – Nominations *UPDATE*
- C. Cays Park Survey and Design Timeline *UPDATE*
- D. Resolution 21-01: Section 5.3.4.1 – Headwalks and Finger Docks *ACTION* 88-90
- E. Delinquent Accounts
 - 1. **APPROVE** Pre-Lien and Lien on Accounts Delinquent after June 15, 2021 *ACTION*

XIII. CORRESPONDENCE:

- A. Incoming Correspondence Dated May 15, 2021 - Dr. Steven Gormican, Post Pandemic Opening 91
- B. Outgoing Correspondence Dated May 20, 2021 – City of Coronado, Cays Park Master Plan 92-93
- C. Incoming Correspondence Received May 23, 2021 – Montego Parking Structure 94
- D. Incoming Correspondence Dated May 23, 2021 – Montego Parking Struction 95-97

XIV. ANNOUNCEMENTS:

- A. Next scheduled meeting of the Board is June 24, 2021

XV. ADJOURNMENT