

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 24, 2021  
Grand Caribe Room**

**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 May 27, 2021	<i><b>ACTION</b></i>	2-5
<b>II. HEARINGS and LEGAL STATUS:</b>		
A. Account 231140 – Superior Court Lawsuit to Collect Outstanding Fees	<i>UPDATE</i>	
B. Account 226711 – Demand for Reimbursement for Flood Damages	<i>UPDATE</i>	
C. Account 226829 – 9.9.2 New Construction/Teardown, Unfinished Construction	<i>UPDATE</i>	
D. 1:00 p.m. Account 226706 – 4.3.1 Protection of Public from Dogs, 4.4.2 Animals at Large, 4.4.3 Committing a Nuisance	<i><b>ACTION</b></i>	6-12
E. 1:10 p.m. Account 229683 – 9.4 Requirement for Prior Approval	<i><b>ACTION</b></i>	13-18
F. 1:20 p.m. Account 230263 – 9.4 Requirement for Prior Approval	<i><b>ACTION</b></i>	19-25
<b>III. CONTRACTS:</b>		
<b>IV. DELINQUENT ACCOUNTS:</b>		
A. Account 226851 – Collection Process	<i>UPDATE</i>	
B. Review Delinquency Report, Pre-Liens, and Liens	<i><b>APPROVE IN OPEN SESSION</b></i>	26-38
C. Review Intent to Lien Letters	<i><b>APPROVE IN OPEN SESSION</b></i>	39
<b>V. UNFINISHED BUSINESS (Legal):</b>		
A. CC Wharfage Transition – Board Members	<i>UPDATE</i>	40
B. Wharfage Area Lease Negotiations	<i>UPDATE</i>	41-42
C. Compliance with Dock Rules	<i>UPDATE</i>	43-44
<b>VI. NEW BUSINESS (Legal):</b>		
<b>VII. PERSONNEL:</b>		
<b>VIII. ANNOUNCEMENTS:</b>		
A. Open Session Meeting: 2:00 p.m.		
<b>IX. ADJOURNMENT</b>		