

CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 24, 2021
Grand Caribe Room
OPEN SESSION AGENDA

2:00 p.m. REGULAR SESSION Review/ Discuss/Act Upon

Page

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE

III. RECOGNITION OF GUESTS

A. SGT Shawn O'Neill, CPD

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on June 24, 2021 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

V. 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.

VI. APPROVAL OF MINUTES:

A. Open Meeting Minutes for May 27, 2021

ACTION 48-52

B. **RATIFY** Emergency Email Vote of June 7, 2021

ACTION 53-66

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for June 8, 2021

ACTION 67-69

2. Old Business:

ACTION Links

a. 4 Sandpiper Strand

Recommends to Approve as Submitted

Major interior and exterior remodel, new stucco color, new columns, windows & doors, railings and a new roof. Previously recommended for approval by AECC and owner then submitted new plans for the basement.

B. Cays Entrance Ad Hoc Committee – Director Kim Tolles

UPDATE

C. Finance Committee – Treasurer Bob Rood

See Item X. Treasurer's Report

D. Grand Caribe Task Force – Director Kim Tolles

1. **RECEIVE** GCTF Meeting Minutes for May 12, 2021

ACTION 70-72

E. Port Lease Renewal Committee – General Manager Henry Angelino

No New Business

VIII. 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. Admin Directory Signs

1. Budget Unfunded but added to Reserves for future replacement

2. Purchase from Fast Signs for \$9,703 as sole source

3. **APPROVE** to contract with Fast Signs for \$9,703 based on quality of product and package deal pricing with village monument lettering purchase

- B. Maintenance Building Renovation
 - 1. Budget: \$60,000 less \$11,543 for welding contract with IDL and \$32,000 for painting with Cal South
 - 2. Change Order for IDL Invoice 1016 in the amount of \$4,491.25
 - 3. Change Order for IDL Invoice 1011 in the amount of \$1,100.00
 - 4. **APPROVE** Change Orders in the amount of \$5,591.25
- C. Maintenance Building – Roof, Tile
 - 1. Budget: \$43,875
 - 2. Bids received from San Diego County Roofing for \$36,900. Diversified Roofing for \$42,750, Diamond Roofing \$25,800
 - 3. **APPROVE** to contract with Diamond Roofing for \$25,800
- D. Kingston Dock Renovation
 - 1. Budget: \$164,405 (2021/22) plus \$411,209 (2022/23)
 - 2. Bids: Sole source bid received from Bellingham Marine for \$571,385
 - 3. **APPROVE** to contract with Bellingham Marine for \$571,385 based on prior performance and goal to expand Bellingham sections of docks for improved longevity. Downpayment to be paid in 2021/22 to start permitting process.
- E. Antigua Stairway Landing Recoating
 - 1. Budget: \$16,500 in Operational Budget
 - 2. Bids received from CR9 for \$9,500, CalSouth for \$11,500, and M15 for \$12,700
 - 3. **APPROVE** to contract with CR9 for \$9,500

IX. PRESIDENT’S REPORT: Dennis Thompson

X. TREASURER’S REPORT: Robert Rood

- A. **APPROVE** the Treasurer’s Report for May 2021, Pending Audit or Review ***ACTION*** 73-74
 - 1. Review Bank Reconciliation Summary, May 2021 ***ACTION*** 75
 - a. CIT Bank – Operating Account, May 31, 2021
 - b. Wells Fargo Advisors – Reserve Account, May 31, 2021
 - 2. **APPROVE** Expenses Over \$10,000 ***ACTION*** 76
 - 3. **APPROVE** Reserve Investment Summary ***ACTION*** 77

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 78
 - 2. Code Enforcement, Renee Stavros 79-80
 - 3. Facilities, Sergio Gonzalez 81-82
 - 4. Landscape, Henry Angelino 83-84
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 85-88
- B. City Projects: Trinidad Pump Station delayed until July 5, 2021 *UPDATE*

XII. UNFINISHED BUSINESS:

- A. **Adopt** Resolution 21-01: Section 5.3.4.1 – Headwalks and Finger Docks ***ACTION*** 89
- B. Annual Meeting Date Confirmed for August 25, 2021 at Loews Coronado Bay Resort *UPDATE*

XIII. NEW BUSINESS:

- A. Candidates for Director: ***ACTION***
 - Kingston – Rick Hine
 - Montego – Janice Nierenhausen
 - Blue Anchor – Mark Crisson
 - Port Royale – Rebecca Lock
 - Mardi Gras – Bob Rood

B. Mardi Gras Village Phase 1 Complete Paint Cycle versus Trim Only

1. Budget: \$130,000 (Includes funds for trim cycle plus accumulated funds for stucco)
2. Bids received from RAYCO for \$434,496, EmpireWorks for \$432,875, and CertaPro for \$323,750
3. **APPROVE** to contract with CertaPro for \$323,750 for complete paint to preserve building stucco exterior

C. Delinquent Accounts

1. **APPROVE** Resolution to Record Lien on Account 227091. ***ACTION*** 39

XIV. CORRESPONDENCE:

- A. Incoming Correspondence Dated June 3, 2021 from Richard Tolles, Bahama 90-97

XV. ANNOUNCEMENTS:

- A. Next scheduled meeting of the Board is July 22, 2021

XVI. ADJOURNMENT