

CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 22, 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. BLUE ANCHOR CAY – ELECTION FOR BENEFITTED ASSESSMENT

- A. Announcement of Quorum
- B. Begin Tabulation

IV. RECOGNITION OF GUESTS

V. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on July 22, 2021 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

VI. 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.

VII. APPROVAL OF MINUTES:

- A. Open Meeting Minutes for June 24, 2021 **ACTION** 45-48

VIII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

- 1. **RECEIVE** AECC Meeting Minutes for July 13, 2021 **ACTION** 49-51
- 2. New Business: **ACTION** Links

- a. 27 The Point *Recommends to Approve as Submitted*

Remove and replace dock and gangway plus two pilings. New dock will be smaller and location moved slightly to better accommodate boats. Two pilings being replaced will be increased from 12 inches to 14 inches.

- b. 71 Half Moon Bend *Recommends to Approve as Submitted*

Proposing a remodel of kitchen, existing closet & wet bar and converting into powder room/bath, enclosing interior atrium, increasing the square footage by 149 square feet, replace bathroom window, and removal of a load bearing beam to open kitchen and living area.

- c. 9 Gingertree Lane *Recommends to Deny as Submitted*

Proposing to relocate front entry and install new concrete path, remove palm trees, and relocate backflow assembly in the common area.

- d. 23 Blue Anchor Cay Road *Recommends to Deny as Submitted*

Proposing new exterior stucco & trim, new driveway, remove and replace trees, new landscape, front gate and fence with a water feature in the side yard.

- e. 51 Green Turtle Road *Recommends to Approve as Submitted*

Proposing to remove hip roof over living room & master bedroom and replace with gable end on waterside. Limiting eave of gable roof to be a maximum of six inches.

- B. Cays Entrance Ad Hoc Committee – Director Kim Tolles **UPDATE**

- C. Finance Committee – General Manager Angelino *See Item X. Treasurer's Report*

- D. Grand Caribe Task Force – Director Kim Tolles

- 1. **RECEIVE** GCTF Meeting Minutes for June 9, 2021 **ACTION** 52-54

- E. Port Lease Renewal Committee – General Manager Henry Angelino **UPDATE**

IX. 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. Maintenance Building Renovation – Creating Separate Restrooms for CCHOA and Park West
 - 1. Budget: \$60,000 less \$16,134 for welding contract with IDL and \$32,000 for painting with Cal South
 - 2. Bid received from Cal South for \$17,500 as sole source provider
 - 3. **APPROVE** to contract with Cal South in the amount of \$17,500 based on continuing interior renovation that contractor started in 2020-2021 and increase renovation budget to \$67,500.
- B. Montego Clubhouse Surveillance Camera System
 - 1. Budget: Not budgeted in Reserves
 - 2. **APPROVE** to add line item to 2021-2022 Reserve Budget for \$2,000

IX. PRESIDENT’S REPORT: Dennis Thompson

X. TREASURER’S REPORT: Henry Angelino

- A. **APPROVE** the Treasurer’s Report for June 2021, Pending Audit or Review **ACTION** 55-56
 - 1. Review Bank Reconciliation Summary, June 2021 **ACTION** 57
 - a. CIT Bank – Operating Account, June 30, 2021
 - b. Wells Fargo Advisors – Reserve Account, June 30, 2021
 - 2. **APPROVE** Expenses Over \$10,000 **ACTION** 58
 - 3. **APPROVE** Reserve Investment Summary **ACTION** 59

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 60
 - 2. Code Enforcement, Renee Stavros 61-62
 - 3. Facilities, Sergio Gonzalez 63-64
 - 4. Landscape, Henry Angelino 65-66
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 67-72
- B. Montego Garage Structural Inspection, July 13, 2021 **UPDATE** 73
- C. Marine Electrical Safety – Hiring a Marine Engineer **ACTION**

XII. UNFINISHED BUSINESS:

- A. Annual Meeting Catering Arrangements at Loews Coronado Bay Resort **UPDATE**
- B. Grand Caribe Causeway Red Curb and Trinidad Village Median **UPDATE** 74-79

XIII. NEW BUSINESS:

- A. Blue Anchor Cay Benefitted Assessment – Announcement of Election Results **TABLED FOR QUORUM**
- B. Delinquent Accounts **ACTION** 30-39
 - 1. **APPROVE** Resolution to Record Lien on Account 227727.
 - 2. **APPROVE** Resolution to Record Lien on Account 227569.
 - 3. **APPROVE** Resolution to Record Lien on Account 227495.
 - 4. **APPROVE** Resolution to Record Lien on Account 227501.

XIV. CORRESPONDENCE:

- A. Incoming Correspondence Dated June 29, 2021 from Dan Ellis, Antigua 80

XV. ANNOUNCEMENTS:

- A. Next scheduled meeting of the Board is September 2, 2021

XVI. ADJOURNMENT