

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

**September 2, 2021**

**Zoom Video Teleconference.**

**OPEN SESSION AGENDA**

**2:00 pm REGULAR SESSION** **Review/ Discuss/Act Upon** **Page**

**I. CALL TO ORDER:**

**II. PLEDGE OF ALLEGIANCE**

**III. RECOGNITION OF GUESTS**

**IV. EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on September 2, 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. BOARD OFFICER APPOINTMENTS**

**ACTION**

**VII. COMMITTEE REPORTS:**

**A. Architectural and Environmental Control Committee:**

1. **RECEIVE** AECC Meeting Minutes for August 10, 2021

**ACTION** 21-23

2. Old Business:

**ACTION** 24-93

- a. 3 Delaport Way

*Recommends to Approve as Submitted*

Proposing a new deck over the garage with glass railing, the glass railing facing south to be opaque to provide privacy between neighbors. This plan proposes to increase the square footage by 58 square feet to expand the upper-level bathroom.

- b. 23 Blue Anchor Cay Road

*Affirm Emergency Vote to Approve as Submitted*

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

- c. 9 Gingertree Lane

*Recommends to Approve as Submitted*

Proposing a new front entry and replacing a front window with a door to meet City egress requirements.

3. New Business:

**ACTION**

- a. 40 Admiralty Cross

*Recommends to Approve as Submitted*

Remove and replace existing dock. Changing from a U-shaped dock to an "L" shaped dock with less square footage. Replacing one pile and removing another pile.

- b. 3 Tobago Way

*Recommends to Approve as Submitted*

Enclose rear patio increasing the square footage approximately 45 square feet. Addition has already been installed.

4. Discussion:

- a. 15 Buccaneer Way – Construction Screening

94-96

**B. Grand Caribe Task Force – Director Kim Tolles**

1. **RECEIVE** GCTF Meeting Minutes for July 14, 2021

**ACTION** 97-98

**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. Kingston Village – 59/60 Driveway & South Carport Apron Plus Misc. Patching**

1. Budget : \$10,000

2. Sole Source bid from American Concrete at \$13,700

3. Recommend to **APPROVE to contract with American Concrete for \$13,700** as a preferred vendor, previously screened as best value for type of work.
- B. Mardi Gras Village – Delaport and Mardi Gras gutters throughout community
  1. Budget : \$6,150 contingency (using funds from last year and partial funds from this year)
  2. Sole Source bid from Affordable Gutters at \$7,000
  3. Recommend to **APPROVE to contract with Affordable Gutters for \$7,000** as a preferred vendor, previously screened as best value for type of work.
- C. Admin Building – Fumigation
  1. Budget : \$25,000
  2. Sole Source bid from Thrasher at \$8,650
  3. Recommend to **APPROVE to contract with Thrasher for \$8,650** as a preferred vendor, previously screened as best value for type of work.

**IX. PRESIDENT’S REPORT:** Dennis Thompson

**X. TREASURER’S REPORT**

- |                                                                                 |                      |
|---------------------------------------------------------------------------------|----------------------|
| <b>A. APPROVE</b> the Treasurer’s Report for July 2021, Pending Audit or Review | <b>ACTION</b> 99-100 |
| 1. Review Bank Reconciliation Summary, July 2021                                | <b>ACTION</b> 101    |
| a. CIT Bank – Operating Account, July 31, 2021                                  |                      |
| b. Wells Fargo Advisors – Reserve Account, July 31, 2021                        |                      |
| 2. <b>APPROVE</b> Expenses Over \$10,000                                        | <b>ACTION</b> 102    |
| 3. <b>APPROVE</b> Reserve Investment Summary                                    | <b>ACTION</b> 103    |

**X. MANAGER’S REPORT:** Henry Angelino

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|-----------------------------|-----------------------|
| A. Montego Garage Structure | <b>UPDATE</b> 104-106 |
|-----------------------------|-----------------------|

**XI. UNFINISHED BUSINESS:**

**XII. NEW BUSINESS:**

- A. Blue Anchor Cay Benefitted Assessment – Status of Voting

**XIII. CORRESPONDENCE:**

- |                                                                                                |         |
|------------------------------------------------------------------------------------------------|---------|
| A. Incoming Correspondence Dated August 10, 2021 - Construction Cones in Non-Construction Area | 107-109 |
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**XIV. ANNOUNCEMENTS:**

- A. Next scheduled meeting of the Board is September 23, 2021

**XV. ADJOURNMENT**