

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 23, 2021  
Zoom Video Teleconference**

**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 July 22, 2021	<i>ACTION</i>	<i>00</i>
B. Executive Meeting Minutes for September 2, 2021	<i>ACTION</i>	
<b>II. HEARINGS and LEGAL STATUS:</b>		
A. <u>ACCT 226829</u> – 9.9.2 New Construction/Teardown, Unfinished Construction	<i>UPDATE</i>	
B. 1:10 p.m. Hearing: <u>ACCT 227282</u> - 6.3.1 Parking and Storage on Lots	<i>ACTION</i>	<i>00</i>
D. 1:20 p.m. Hearing: <u>ACCT 226701</u> – 3.17 Outdoor Lighting, 3.16 Nuisance	<i>ACTION</i>	<i>00</i>
E. 1:40 p.m. Meeting: <u>ACCT 227302</u> – Trespass and Noise	<i>PRESENTATION</i>	
<b>III. CONTRACTS:</b>		
<b>IV. DELINQUENT ACCOUNTS:</b>		
A. Review Delinquency Report, Pre-Liens, and Liens	<i>APPROVE IN OPEN SESSION</i>	<i>00</i>
B. Review Intent to Lien Letters	<i>APPROVE IN OPEN SESSION</i>	
<b>V. UNFINISHED BUSINESS (Legal):</b>		
A. Square Footage Jamaica Special Models	<i>ACTION</i>	
<b>VI. NEW BUSINESS (Legal):</b>		
A. Liveboards – Definition and Enforcement	<i>DISCUSSION</i>	<i>00</i>
B. Resolution 21-02 WILCAC Annuity Access	<i>ACTION</i>	<i>00</i>
<b>VII. PERSONNEL:</b>		
A. General Manager Employment Contract	<i>ACTION</i>	
<b>VIII. CORRESPONDENCE</b>		
A. Incoming Correspondence Dated August 10, 2021 - Construction Cones in Non-Construction Area		
<b>IX. ANNOUNCEMENTS:</b>		
A. Open Session Meeting: 2:00 p.m.		
<b>X. ADJOURNMENT</b>		