

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

**September 23, 2021**

**Zoom Video Teleconference.**

**OPEN SESSION AGENDA**

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

**Page**

**I. CALL TO ORDER:**

**II. BLUE ANCHOR CAY – ELECTION FOR BENEFITTED ASSESSMENT**

- A. Appoint Kevin Foley as Inspector of Elections **ACTION**
- B. Announcement of Quorum
- C. Begin Tabulation

**III. RECOGNITION OF GUESTS**

**IV. EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on September 23, 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 July 22, 2021 **ACTION 109-112**
- B. Special Open Meeting Minutes for September 2, 2021 **ACTION 113-115**

**VII. COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee:
  - 1. **RECEIVE** AECC Meeting Minutes for September 14, 2021 **ACTION 116-117**
  - 2. Old Business **ACTION**
    - (a) 33 Green Turtle *Recommends to Approve as Submitted*  
Minor adjustments to bulkhead railing, proposing new site wall along west side of property.
    - 3. New Business: **ACTION**
      - (a) 75 Montego Court *Recommends to Deny as Submitted*  
Expanding waterside patio increasing the square footage by 100 square feet and removing/replacing existing landscape to match character of village. Reasons for denial: Proposed patio expansion includes common area that would change the exterior appearance and character of the village.
      - (b) 7 Sandpiper Strand *Recommends to Approve as Submitted*  
Proposing to remove & replace existing dock, increasing the square footage 48 square feet and add an additional pile.
      - (c) 38 Admiralty Cross *Recommends to Approve as Submitted*  
Modifications to front entry, remove & replace windows and doors, new stucco and exterior paint.
- B. Cays Entrance Ad Hoc Committee – Director Kim Tolles **UPDATE**
- C. Finance Committee – Treasurer Robert Rood *See Item XI. Treasurer's Report*
  - 1. Resignation of Bob Dilworth, Blue Anchor
  - 2. Appoint Wade McKnight, Mardi Gras **ACTION**
- D. Grand Caribe Task Force – Director Kim Tolles
  - 1. **RECEIVE** GCTF Corrected Meeting Minutes for August 11, 2021 **ACTION 118-119**
- E. Port Lease Renewal Committee – General Manager Henry Angelino **UPDATE**

**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. Antigua – Garage Asphalt Seal Coat/Repairs
  - 1. Budget: \$8,448 from 2022-23 Reserves
  - 2. Bid received from American Asphalt for \$12,380, Aztec for \$25,390, and G. Scott for \$15,254
  - 3. **APPROVE** to contract with American Asphalt in the amount \$12,380
- B. Mardi Gras Village – Asphalt Seal Coat/Repairs
  - 1. Budget: \$30,356
  - 2. Bids received from Aztec Asphalt for \$38,790, G. Scott for \$37,918, and American Concrete & Asphalt for \$28,905
  - 3. **APPROVE** to contract with American Asphalt for \$28,905
- C. Common – Maintenance Yard/Boat Yard/Admin Parking Lot Asphalt Seal Coat/Repairs
  - 1. Budget: \$18,620
  - 2. Bids received from American Asphalt for \$17,825, Aztec for \$26,285, and G. Scott for \$52,137
  - 3. **APPROVE** to contract with American Asphalt for \$17,825
- D. Common – Stucco Walls
  - 1. Budget: \$25,000
  - 2. Bids received from M-15 for \$20,692, IDL for \$41,187, and Dwayne Stucco for \$30,000 (unpainted)
  - 3. **APPROVE** to contract with M-15 for \$20,692
- E. Montego – Building Landings Reseal
  - 1. Budget: \$56,039
  - 2. Bid received from JW Stratton, warranty provider, for \$36,928
  - 3. **APPROVE** to contract with JW Stratton in the amount of \$36,928
- F. Antigua – Balcony Deck Reseal
  - 1. Budget: \$75,600
  - 2. Bid received from JW Stratton for \$88,500, M-15 for \$93,240, and CR-9 for \$86,520
  - 3. **APPROVE** to contract with CR-9 in the amount \$86,520
- H. Port Royale – Painting Phase 1 Trim Coat
  - 1. Budget: \$55,251
  - 2. Bid received from CertaPro for \$117,555, Empire for \$37,980, and RAYCO, Cal Paint declined to bid
  - 3. **APPROVE** to contract with Empire in the amount \$37,980

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

**XI. TREASURER’S REPORT:** Robert Rood

- A. **APPROVE** the Treasurer’s Report for August 2021, Pending Audit or Review *ACTION 120-121*
  - 1. Review Bank Reconciliation Summary, August 2021 *ACTION 122*
    - (a) CIT Bank – Operating Account, August 31, 2021
    - (b) Wells Fargo Advisors – Reserve Account, August 31, 2021
  - 2. **APPROVE** Expenses Over \$10,000 *ACTION 123*
  - 3. **APPROVE** Reserve Investment Summary *ACTION 124*
    - (a) Investment Disclosure *125*

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

- A. Department Summary Reports
  - 1. Administrative Approvals, Renee Stavros *126-127*
  - 2. Code Enforcement, Renee Stavros *128-130*
  - 3. Facilities, Sergio Gonzalez *131-132*
  - 4. Landscape, Henry Angelino *133-134*
  - 5. Safety, Allied Universal Site Supervisor, Gene Rowell *135-147*

**XIII. UNFINISHED BUSINESS:**

- A. Square Footage – Jamaica Village Special Models *UPDATE*
- B. Members Handbook – Chapter 9 Draft Review *DISCUSSION 00*
  - 1. Kingston Patio Expansions *148-151*

**XIV. NEW BUSINESS:**

- A. Blue Anchor Cay Benefitted Assessment – Announcement of Election Results
- B. Resolution 21-03 General Reserve Loan to Blue Anchor Cay *ACTION 152*
- C. Delinquent Accounts *ACTION*

**XV. CORRESPONDENCE:**

- A. Incoming Correspondence Date August 9, 2021 – Pool Use and Rules (*plus Video*) *153*
- B. Incoming Correspondence Dated August 30, 2021 – Failure to Maintain Palm Trees, R. Schum *154*
- C. Incoming Correspondence Dated August 31, 2021 – Multiple Concerns, L. Butler *155-156*

**XVI. ANNOUNCEMENTS:**

A. Next scheduled meeting of the Board is October 28, 2021

**XVII. ADJOURNMENT**