

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 28, 2021
Grand Caribe Room**

OPEN SESSION AGENDA

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

Page

I. CALL TO ORDER:

II. RECOGNITION OF GUESTS

III. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on October 28, 2021 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

IV. 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.

V. APPROVAL OF MINUTES:

A. Open Meeting Minutes for September 23, 2021

ACTION 55-58

VI. COMMITTEE REPORTS:

A. Committee Appointments / Re-Affirmation

ACTION

1. AECC: Kevin Brenden (Chair), Tom Schibler, Sig Kupka, Lynda Pippenger, Steve Lock
2. Cays Entrance, Ad Hoc Committee: Kim Tolles (Chair), Liza Butler, Carolyn Rogerson, Helen Kupka, Brandalyn Dennis, Bruce Hagemann
3. Finance Committee: Robert Rood (Chair), Dan Schreiber, Jim Besikof, Steve Berger, Mary-Ann Labate, Randy Riecken, Dan Hunting, Tom Bernitt, Wade McKnight
4. Grand Caribe Task Force: Kim Tolles, Betty Schulman, Jim Besikof, Liza Butler, Mary Berube, Eva Escalante, Al Sorenson
5. Port Lease Renewal Ad Hoc Committee: Henry Angelino (Chair), Kim Tolles, Rudy Dew, Jim Besikof, Kevin Reilly, Lance Rodgers, Liza Butler, Bob Dilworth

B. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for October 14, 2021 **ACTION 59-61**
2. Old Business **ACTION 62-71**
 - (a) 75 Montego Court *Recommends to Approve as Submitted*
Expanding waterside patio to the east side only and replacing the existing landscape with artificial turf.
3. New Business: **ACTION 72-108**
 - (a) 1 Green Turtle *Recommends to Approve as Submitted*
Relocate pool to southeastern portion of rear yard. Verified height of coping for pool was 39 inches above the cap of the bulkhead and met Specific Plan requirements.
 - (b) 26 Port Royale Road *Memorialize Approval for Safety Concerns as Submitted*
Remove & replace wooden fence in rear yard, approximately 41 feet, between unit 26 & 24. Replacement fence material is to be white vinyl. Neighbor approval provided in writing for file.
 - (c) 15 Sandpiper Strand *Recommends to Approve as Submitted*
Major remodel that adds a new bath and expanding the living room. Increasing the square footage 244 square feet and updating all exterior features. Modifications to front entry, remove & replace windows and doors, new stucco and exterior paint. Updated plans received and reviewed by AECC confirming the encroachment into the rear yard setback in not greater than 3 feet, nor more than 25% of the rear side of the home.

C. Cays Entrance Ad Hoc Committee – Director Kim Tolles

UPDATE

D. Finance Committee – Treasurer Robert Rood

See Treasurer's Report

E. Grand Caribe Task Force – Director Kim Tolles

1. **RECEIVE** GCTF Meeting Minutes for September 8, 2021

ACTION 109-110

E. Port Lease Renewal Committee – General Manager Henry Angelino

UPDATE

1. CC Wharfage Annual Board Meeting

- VII. CONTRACT CONSENT CALENDAR:** *ACTION 111-119*
 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. Mardi Gras Village – Single Story Patio Home Entrance Feature
 - 1. Budget: None, new Reserve Line Item
 - 2. Bids received from Cal South for \$13,000, IDL for \$14,365, and Bailey Bros and Luis & Sons declined to bid
 - 3. **APPROVE** to contract with Cal South for \$13,000
 - B. Mardi Gras/Port Royale Village Clubhouse – Trellis Repair and Painting
 - 1. Budget: \$29,809
 - 2. Bids received from IDL for \$62,907, Cal South for \$32,000, and Bailey Bros and Luis & Sons declined to bid.
 - 3. **APPROVE** to contract with Cal South for \$32,000
 - C. Admin Complex Certified Access Specialist Inspection/Report
 - 1. Budget: None, new Reserve Line Item
 - 2. Sole Source Bid from David Stuber for \$7,200
 - 3. **APPROVE** to contract with David Stuber for \$7,200 based on Legal Counsel recommendation
- VIII. PRESIDENT’S REPORT:** Dennis Thompson
- IX. TREASURER’S REPORT:** Robert Rood
- A. **APPROVE** the Treasurer’s Report for September 2021, Pending Audit or Review *ACTION 120-121*
 - 1. Review Bank Reconciliation Summary, September 2021 *ACTION 122*
 - (a) CIT Bank – Operating Account, September 30, 2021
 - (b) Wells Fargo Advisors – Reserve Account, September 30, 2021
 - 2. **APPROVE** Expenses Over \$10,000 *ACTION 123*
 - 3. **APPROVE** Reserve Investment Summary *ACTION 124-125*
- X. MANAGER’S REPORT:** Henry Angelino
- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros *126*
 - 2. Code Enforcement, Renee Stavros *127-129*
 - 3. Facilities, Sergio Gonzalez *130-131*
 - 4. Landscape, Henry Angelino *132-133*
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell *134-137*
 - B. Income and Usage Tax Resolution *UPDATE*
- XI. UNFINISHED BUSINESS:**
- A. Resolution 21-03 Loan to Blue Anchor Cay for Seawall Survey *ACTION 138*
- XII. NEW BUSINESS:**
- A. Approve 2020-2021 Audit *ACTION 139-150*
 - B. Resolution 21-04 Year End Deficit Reconciliation *ACTION 151*
 - C. Resolution 21-05 Year End Transfers *ACTION 152*
 - D. Resolution 20-06 CCHOA Director and Employee Use of Association Contractors Disclosure *ACTION 153*
 - E. Montego Village Advisory Vote and Garage Structure Plan of Action *ACTION*
 - F. Delinquent Accounts
- XIII. CORRESPONDENCE:** None
- XIV. ANNOUNCEMENTS:**
- A. Next scheduled meeting of the Board is December 9, 2021
- XV. ADJOURNMENT**