

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 9, 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. RECOGNITION OF GUESTS

- A. Award Presentation to Garry Bonelli (Kim Tolles)

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on December 9, 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 October 28, 2021

ACTION

VII. COMMITTEE REPORTS:

- A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for November 9, 2021

ACTION

2. New Business:

ACTION

- (a) 1 Sandpiper Strand

Recommends to Approve as Submitted

Remove and replace existing dock. Reuse existing gangway.

- (b) 58 Admiralty Cross

Recommends to Approve as Submitted

Second story addition, increasing the square footage 65 square feet, new stucco, fireplace and glass guardrail.

- (c) 6 Jamaica Village Road

Recommends to Approve as Submitted

Enclose rear patio, increasing square footage 70 square feet, to enlarge the kitchen with all exterior materials to match existing.

- (d) 7 Port of Spain

Recommends to Approve as Submitted

Second-story addition increasing the square footage 220 square feet, extending the master bath over the garage.

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

UPDATE

1. Conceptual Design Plan for Cays Entrance Rear Wall

ACTION

- C. Finance Committee – Treasurer Robert Rood

See Treasurer's Report

- D. Grand Caribe Task Force – Director Kim Tolles

1. **RECEIVE** GCTF Meeting Minutes for October 13, 2021

ACTION

- 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 Docks – Replace Fingers – 5 Total

1. Budget: \$35,612 plus Reserves

2. Bids received from Bellingham Marine for \$342,360, Harbour Constructors for \$170,000, and Bluewater for \$183,600

3. **APPROVE** to contract with Blue Water for \$183,000 as best value with aluminum frame construction

- B. Mardi Gras/Port Royale Village Clubhouse – Trellis Repair and Painting
 - 1. Budget: \$29,809
 - 2. Change order received from Cal South for \$7,500 for additional replacement of rotted beams.
 - 3. **APPROVE** increased project budget from \$32,000 to \$39,500
- C. Jamaica Clubhouse Doors
 - 1. Budget: \$15,300
 - 2. Bids received from Louis & Sons for \$28,000, CalSouth for \$25,300, and IDL for \$17,442
 - 3. **APPROVE** to contract with IDL for \$17,442
- D. Jamaica Clubhouse Exterior Painting
 - 1. Budget: \$7,650
 - 2. Bids received from CalSouth for \$10,500, CertaPro for \$11,35, and Cal Paint for \$7,500
 - 3. **APPROVE** to contract with Cal Paint for \$7,500
- E. Jamaica Retaining Walls
 - 1. Budget: \$10,000
 - 2. Bids received from CalSouth for \$7,500, M-15 for \$9,000, and Luis & Sons for \$10,500
 - 3. **APPROVE** to contract with CalSouth for \$7,500
- F. Port Royale Paint – Trim Cycle Group 1 Expanded Scope of Work
 - 1. Budget: \$17,271 (\$55,251 minus \$37,980 on contract with Empire)
 - 2. Bids received from Empire Works for \$36,000, CertaPro for \$50,000, and Cal Paint for \$20,000
 - 3. **APPROVE** to contract with Cal Paint for \$20,000

VIII. PRESIDENT’S REPORT: Dennis Thompson

IX. TREASURER’S REPORT: Robert Rood

- A. **APPROVE** the Treasurer’s Report for October 2021, Pending Audit or Review ***ACTION***
 - 1. Review Bank Reconciliation Summary, October 2021 ***ACTION***
 - (a) CIT Bank – Operating Account, October 31, 2021
 - (b) Wells Fargo Advisors – Reserve Account, October 31, 2021
 - 2. **APPROVE** Expenses Over \$10,000 ***ACTION***
 - 3. **APPROVE** Reserve Investment Summary ***ACTION***
- B. **RECEIVE** the Finance Committee Meeting Minutes for March 23, 2021 ***ACTION***
- C. **RECEIVE** the Finance Committee Meeting Minutes for August 10, 2021 ***ACTION***

X. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros
 - 2. Code Enforcement, Renee Stavros
 - 3. Facilities, Sergio Gonzalez
 - 4. Landscape, Henry Angelino
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell
- B. Landscape Contract Request for Proposals
- C. Workers Compensation Insurance Renewal

XI. UNFINISHED BUSINESS:

- A. Resolution 20-06 CCHOA Director and Employee Use of Association Contractors Disclosure ***ACTION***
- B. Montego Village Garage Structure Plan of Action ***UPDATE***
- C. Cays Park Master Plan ***UPDATE***

XII. NEW BUSINESS:

- A. Letter to the City of Coronado – Seawall Survey ***ACTION***
- B. Resolution 21-07 Overnight Stays on Boats ***ACTION***
- C. Delinquent Accounts ***ACTION***
 - 1. Resolution to Lien Account 227892 ***ACTION***

XIII. CORRESPONDENCE: None

XIV. ANNOUNCEMENTS:

- A. Next scheduled meeting of the Board is January 27, 2022

XV. ADJOURNMENT