

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING  
February 17, 2022**

**Meeting will be Conducted via Zoom Video-Teleconference  
Homeowners May Contact the CCHOA Office at (619) 423-4353 for Access Instructions**

**AGENDA**

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

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**I. NEW BUSINESS:**

**A. Montego Village Vote Whether or Not to Approve Demolition of the Parking Structure** ***ACTION***

1. Introduction of Inspector of Elections
2. Announcement of Quorum
3. Call Meeting to Order
4. Tabulation of Ballots
5. Announce Outcome of Vote

**B. AECC Projects**

1. 3 Delaport Way ***ACTION***  
*Recommends to Approve as Submitted*  
Roof/Deck Modification
2. 9 Gingertree Lane *Recommends to Approve as Submitted*  
Pergola in Rear Yard
3. Bahama Village Docks Inc. *Recommends to Approve as Submitted*
  - a. Removal and replacement of existing dock structures comprising 2,272 square feet
  - b. Fee for usage of CCHOA 5-Year Permit at \$1 per square foot

**II. CONTRACTS: *If not A then B***

**A. Montego Parking Garage Structure Demolition**

1. Budget: \$350,000 in 2022-2023
2. Bids: CalSouth Builders at \$295,000 (all inclusive); DB Construction at \$329,098 (electrical re-route not included); Flexcor Construction at \$310,000 (electrical re-route and concrete not included); McCormick-JWC at \$335,725 (pool fencing not included).
3. Approve to Contract with Flexcor for \$310,000, plus electrical

**B. Montego Parking Garage Structure Temporary Shoring**

1. Budget: \$350,000 in 2022-2023
2. Sole Source Bid: Rockland Builders Services at \$170,000 for installation and first month's rent. Approximately \$15,000 per month for rental fees.
3. Approve to Contract with Rockland Builders Services for \$170,000 plus monthly rental fees.

**III. ANNOUNCEMENTS:**

**A. The Next Scheduled Meeting of the Board of Directors is February 24, 2022 at 2:00pm**

**IV. ADJOURNMENT:**