

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

**March 24, 2022  
Grand Caribe Room**

**AGENDA**

**2:00 pm      REGULAR SESSION      REVIEW / DISCUSS / ACT UPON      Page**

**I.      CALL TO ORDER:**

**II.      PLEDGE OF ALLEGIANCE**

**III.      RECOGNITION OF GUESTS:**

**IV.      EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on March 24, 2022 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

**V.      HOMEOWNER INPUT: (limited to 3 minutes per homeowner)**

At this time, 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 February 17, 2022      **ACTION**      14-15
- B. Open Meeting Minutes for February 24, 2022      **ACTION**      16-19

**VII.      COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee:
  - 1. **RECEIVE** AECC Meeting Minutes for March 8, 2022      **ACTION**      20-21
  - 2. Old Business:      **ACTION**
    - (a) 7 Catspaw Cape – Extend Time on Approval      *Recommends to Approve as Submitted*  
On 03/25/21, the Board approved remodel. Project has not started construction and approval expires on 03/25/22. There are no changes to plan. Owner's requesting to extend approval one year.
    - (b) 35 Sandpiper Strand – Extend Time on Approval      *Recommends to Approve as Submitted*  
On 02/25/21, the Board approved major remodel. Project has not started construction and approval expired on 02/25/22. There are no changes to plan. Owner's requesting to extend approval one year.
  - 3. New Business:      **ACTION**
    - (a) 2 Bridgetown Bend – Windows & Doors      *Recommends to Approve as Submitted*  
Add surrounds around all windows & doors, all materials to match existing stucco with trim to be of approved paint colors.
- B. Cays Entrance Ad Hoc Committee – Director Kim Tolles      **UPDATE**
- C. Finance Committee – Treasurer Robert Rood      *See Treasurer's Report*
- D. Grand Caribe Task Force – Director Kim Tolles      **UPDATE**
- 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 so requests, in which event, the item will be considered separately in its normal sequence.

- A. Mardi Gras – Roofing – Tile, Repairs/Replacement
  - 1. Budget: \$284,140
  - 2. Bids: Diamond Roofing for \$283,040 plus \$65 per linear foot of Z-bar/stucco replacement. Final cost with change orders for Z-bar/stucco replacement was \$358,812
  - 3. **APPROVE** increase in project cost over budget of \$74,672

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

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

- A. **APPROVE** the Treasurer’s Report for February 2022, Pending Audit or Review *ACTION* 22-23
  - 1. Review Bank Reconciliation Summary, February 2022 *ACTION* 24
    - (a) CIT Bank – Operating Account, February 28, 2022
    - (b) Wells Fargo Advisors – Reserve Account, February 28, 2022
  - 2. **APPROVE** Expenses Over \$10,000 *ACTION* 25
  - 3. **APPROVE** Reserve Investment Summary *ACTION* 26

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

- A. Department Summary Reports
  - 1. Administrative Approvals, Renee Stavros 27
  - 2. Code Enforcement, Renee Stavros 28-30
  - 3. Facilities, Sergio Gonzalez 31-32
  - 4. Landscape, Henry Angelino 33-34
  - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 35-38
- B. 2022 Village Splits for Supplies *ACTION* 39-44
- C. 2022-2023 Draft Budget *DISCUSSION*
  - 1. Seawall Reserves Percentages *ACTION*
- D. 2022 Master Insurance Policy Renewal *ACTION* 45-47
- E. 2022 CPA Selection – Newman & Associates *UPDATE* 48-51

**XI. UNFINISHED BUSINESS:**

**XII. NEW BUSINESS:**

- A. Resolution 22-02 Condominium Interior Inspection Obligations *ACTION* 52-54
- B. Resolution 22-03 Recorded Meeting Minutes *ACTION* 55
- C. Delinquent Accounts

**XIII. CORRESPONDENCE:**

- A. None

**XIV. ANNOUNCEMENTS:**

- A. Next regularly scheduled meeting of the Board is April 28, 2022 at 2:00 pm.

**XV. ADJOURNMENT:**