

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

**April 28, 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 April 28, 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 March 24, 2022 **ACTION** 24-27

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for April 12, 2022 **ACTION** 28-29

2. New Business: **ACTION** LINKS

(a) 2 Gingertree Lane – Rear Patio Fence Replacement *Recommends to Approve as Submitted*
Replace back patio fence with a glass wall and the western portion fence past the gate will be a white vinyl fence. Revised plans submitted April 15, 2022.

(b) 4 Buccaneer Way – Entry & New Elevator *Recommends to Approve as Submitted*
Remodel the front entry for a new interior elevator, increasing the square footage 142 square feet.

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**

1. **RECEIVE** GCTF Meeting Minutes for February 9, 2022 **ACTION** 30-31

E. Port Lease Renewal Committee – General Manager Henry Angelino **UPDATE**

1. CC Wharfage Funding **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. Jamaica – Docks- GFCI Outlet Installation

1. Budget: \$5,280 Reserves and Outside Contractors \$11,843

2. Bids: EKR Electric for \$11,720, IDL for \$13,500, and Cal South for \$14,670

3. **APPROVE** to contract with EKR Electric for \$11,720

VIII. PRESIDENT'S REPORT: Dennis Thompson

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|--------------|---|---------------------|
| IX. | TREASURER’S REPORT: Robert Rood | |
| A. | RECEIVE the Treasurer’s Report for March 2022, Pending Audit or Review | ACTION 32-33 |
| 1. | Review Bank Reconciliation Summary, March 2022 | ACTION 34 |
| | (a) CIT Bank – Operating Account, March 31, 2022 | |
| | (b) Wells Fargo Advisors – Reserve Account, March 31, 2022 | |
| 2. | APPROVE Expenses Over \$10,000 | ACTION 35 |
| 3. | APPROVE Reserve Investment Summary and Disclosure | ACTION 36-37 |
| 4. | Mary Ann Labate Resignation | |
| X. | MANAGER’S REPORT: Henry Angelino | |
| A. | Department Summary Reports | |
| 1. | Administrative Approvals, Renee Stavros | 38 |
| 2. | Code Enforcement, Renee Stavros | 39-41 |
| 3. | Facilities, Sergio Gonzalez | 42-43 |
| 4. | Landscape, Henry Angelino | 44-45 |
| 5. | Safety, Allied Universal Site Supervisor, Gene Rowell | 46-49 |
| B. | 2022-2023 Draft Budget | ACTION |
| 1. | Reserve Estimated Year End | 50 |
| 2. | Reserve Budget Matrix | 51 |
| 3. | Reserve Contribution | 52 |
| 4. | Reserve Spending Plan | 53-64 |
| 5. | Operating Budget Compilation | 65-67 |
| 6. | Operating Budget Matrix | 68-70 |
| 7. | Assessment Fee History | 71-72 |
| C. | Square Footage Audit Results | 73 |
| XI. | UNFINISHED BUSINESS: | |
| A. | Resolution 22-02 Condominium Interior Inspection Obligations | ACTION 74-76 |
| XII. | NEW BUSINESS: | |
| A. | Resolution 22-04 Reserve Funding Study Amendment | ACTION 77-78 |
| B. | 2022 Annual Meeting Date – September 1, 2022 (Loews Coronado Bay Resort) | UPDATE |
| C. | Delinquent Accounts | |
| XIII. | CORRESPONDENCE: None | |
| XIV. | ANNOUNCEMENTS: | |
| A. | Next regularly scheduled meeting of the Board is May 26, 2022 at 2:00 pm | |
| B. | 2022 Annual Meeting – September 1, 2022 at 4:30 pm | |
| XV. | ADJOURNMENT: | |