

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

**April 28, 2022  
Grand Caribe Room**

**EXECUTIVE AGENDA**

**11:30 am LUNCH**

**12:00 pm EXECUTIVE SESSION** **Review / Discuss / Act Upon** **Page**

- |              |  |                          |       |
|--------------|--|--------------------------|-------|
| <b>I.</b>    | <b>APPROVE EXECUTIVE MINUTES:</b>  |                          |       |
|              | A. Executive Meeting Minutes for March 24, 2022                                    | <i><b>ACTION</b></i>     | 3-5   |
| <b>II.</b>   | <b>HEARINGS and LEGAL STATUS:</b>  |                          |       |
|              | A. Account 227304: Hearing Outcome Update  | <i><b>ACTION</b></i>     |       |
|              | B. Account 226701: Mediation   | <i><b>UPDATE</b></i>     |       |
|              | C. Account 226829: Fines - Construction Completion Delay                           | <i><b>UPDATE</b></i>     |       |
|              | D. Hearing 1:00 p.m.: Account 227844 (Fire pit, Gas line, Platform, No Fence/Gate) | <i><b>ACTION</b></i>     | 6-13  |
|              | E. Hearing 1:10 p.m.: Account 227892 (Unapproved Improvement)                      | <i><b>ACTION</b></i>     | 14    |
|              | F. Hearing 1:15 p.m.: Account 242911 (Stairway & HVAC)                             | <i><b>ACTION</b></i>     | 15    |
|              | G. Hearing 1:40 p.m.: Account 227867 (Obstructing Sidewalk)                        | <i><b>ACTION</b></i>     | 16-17 |
| <b>III.</b>  | <b>CONTRACTS (Legal):</b>  |                          |       |
|              | A. Landscape Maintenance Contract Renewal  | <i><b>DISCUSSION</b></i> |       |
|              | B. City Lease of Maintenance Yard  |                          |       |
| <b>IV.</b>   | <b>DELINQUENT ACCOUNTS:</b>  |                          |       |
|              | A. Review Delinquency Report, Pre-Liens, and Liens                                 | <i><b>DISCUSSION</b></i> | 19    |
| <b>V.</b>    | <b>UNFINISHED BUSINESS (Legal):</b>  |                          |       |
|              | A. 2022-2023 Draft Budget  | <i><b>DISCUSSION</b></i> |       |
| <b>VI.</b>   | <b>NEW BUSINESS (Legal):</b>   |                          |       |
|              | A. Incorporating the Cays (Director Rudy Dew)                                      | <i><b>DISCUSSION</b></i> |       |
| <b>VII.</b>  | <b>PERSONNEL:</b>  |                          |       |
|              | 1. OSHA Partial Investigation of Employee Fall Injury                              | <i><b>UPDATE</b></i>     |       |
| <b>VIII.</b> | <b>CORRESPONDENCE:</b> None  |                          |       |
| <b>IX.</b>   | <b>ANNOUNCEMENTS:</b>  |                          |       |
|              | A. Open Session Meeting: 2:00 p.m.   |                          |       |
| <b>X.</b>    | <b>ADJOURNMENT</b>   |                          |       |