

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

**May 26, 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 May 26, 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 April 28, 2022 **ACTION** 17-19

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for May 10, 2022 **ACTION** 20-22

2. New Business: **(All applicants are current with their assessments)** **ACTION** LINKS

(a) 9 Sixpence Way – Interior and Exterior Remodel *Recommends to Approve as Submitted*
Interior remodel to remove and replace all electrical, plumbing, remodel kitchen and bathrooms, and new flooring. Exterior remodel proposing to replace windows, refinish stucco, and repair existing balcony. This project started construction without prior approval.

(b) 14 The Point – Room Addition and New Elevator *Recommends to Approve as Submitted*
Install a new elevator, expand the garage and add a new room over the garage increasing the square footage 252 square feet, and move front door. The solar plan noted on plan will be submitted for administrative approval.

(c) 89 Tunapuna Lane – Interior Remodel *Recommends to Approve as Submitted*
Interior remodel of a bayside unit with modifications to kitchen, relocating refrigerator and remove wall to dining room, and add an island. Expand shower in master bath, relocate washer & dryer from downstairs to upstairs, and replace of a bay window in the kitchen to a standard size window and expand master bedroom window on bayside. **Indemnification Agreement has been signed and fees paid.**

(d) 7 Gingertree Lane – Rear Fence/Wall *Recommends to Approve as Submitted*
Remove and replace the rear yard fence and install a new stucco wall approximately 24-inches tall with a 36-inch-tall glass windbreak on top. Patio pavers to match existing front driveway. Construction began prior to approval and owner paid an additional review fee of \$100.00 as a penalty.

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 April 13, 2022 **ACTION** 23-25

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

VIII. CONTRACT CONSENT CALENDAR: None 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.

VIII. PRESIDENT’S REPORT: Dennis Thompson

IX. TREASURER’S REPORT: Robert Rood

- A. **RECEIVE** the Treasurer’s Report for April 2022, Pending Audit or Review **ACTION** 26-27
 - 1. Review Bank Reconciliation Summary, April 2022 28
 - (a) CIT Bank – Operating Account, April 30, 2022
 - (b) Wells Fargo Advisors – Reserve Account, April 30, 2022
 - 2. **APPROVE** Expenses Over \$10,000 **ACTION** 29
 - 3. **APPROVE** Reserve Investment Summary and Disclosure **ACTION** 30-31

X. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 32
 - 2. Code Enforcement, Renee Stavros 33-35
 - 3. Facilities, Sergio Gonzalez 36-37
 - 4. Landscape, Henry Angelino 38-39
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 40-42
- B. Project Status **UPDATE**
 - 1. Montego Parking Structure
 - 2. Trinidad/Kingston Clubhouse and Pool
- C. Advisory Votes **UPDATE**
 - 1. Kingston Water Supply Pipe Lining
 - 2. Montego Parking Garage Rebuild

XI. UNFINISHED BUSINESS: None

XII. NEW BUSINESS:

- A. Resolution 22-05 Damage to Units **ACTION** 43-44
- B. Resolution 22-06 Hydro Hoists **ACTION** 45-47
- C. Appoint Inspector of Elections – Lynda Pippenger **ACTION**
- D. Announce Candidates for Village Director
 - Jamaica Village Deanna Sheldon
 - Jamaica Village Steve Steinfeldt
 - Green Turtle Cay Rudolph Dew
 - Antigua Village Dennis Thompson
 - Bahama Village Gary Davidson
 - Bahama Village April Heinze
 - Trinidad Village Tom Schibler
- E. Delinquent Accounts **POSSIBLE ACTION**

XIII. CORRESPONDENCE: None

XIV. ANNOUNCEMENTS:

- A. Next regularly scheduled meeting of the Board is June 23, 2022 at 2:00 pm
- B. 2022 Annual Meeting – September 1, 2022 at 5:00 pm

XV. ADJOURNMENT: