

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

**June 23, 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 June 23, 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 May 26, 2022

ACTION

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for June 14, 2022

ACTION

2. Old Business: (**All applicants are current with their assessments**)

ACTION

(a) 45 Blue Anchor – Extension of Time to Complete *Recommends to Approve as Submitted*
Major remodel deadline expired on 5/10/22, requesting a three-month extension.

(b) 4 Sandpiper Strand – Exterior Modifications *Recommends to Approve as Submitted with additional \$250 admin fee*

Modifications to plan approved by the Board in June 2021 to include replacing all windows & doors with new trim & add additional windows, structural changes to main bathroom – decreasing main bedroom balcony & increasing square footage 23 square feet for tub, new exterior finish, remove stucco & add vertical shingle siding, copper roofing and increasing roof line, a new skylight, and new exterior lighting. **Estimated finish date 02/23/23.**

3. New Business: (**All applicants are current with their assessments**)

ACTION LINKS

(a) 7 Delaport Way – New Windows *Recommends to Approve as Submitted*
Proposing three (3) new windows on the west facing side of the home. **Indemnity Agreement has been signed by owner.**

(b) 4 Jamaica Village Road – Front Wall *Recommends to Deny as Submitted*
Proposing a privacy wall at front entry of home. This wall has been installed prior to approval, and is not finished. This property also installed pavers in driveway & front entry and all front landscape has been removed.

(c) 43 Tunapuna Lane – Kitchen Expansion *Recommends to Approve as Submitted*
Proposing to expand the kitchen, increasing the square footage 57 square feet with roof & stucco to match existing. **Indemnity Agreement has been signed by owner.**

(d) 50 Kingston Court – Interior Remodel *Recommends to Approve as Submitted*
Proposing to replace header in kitchen to bring up to code, repair shower leak & install new tile in shower, and update countertops in bath and kitchen. **Indemnity Agreement has been signed by owner.**

(e) 76 Half Moon Bend – Remodel *Recommends to Approve as Submitted*
Proposing an interior remodel to master bath & guest bath, a new roof, and convert the flat roof over the garage to a deck. This home is in the Village Residence Zone of the Specific Plan.

- (f) 1 Sixpence Way – Addition/Remodel *Recommends to Approve as Submitted*
Proposing an interior/exterior remodel, increasing the square footage 549 square feet, adding 83 square feet to garage, 152 square feet to porch, 189 square feet to balcony, and a new roof.
 - (g) 55 Port of Spain – Modifications *Recommends to Approve as Submitted*
Modifications to plan approved by the Board in January 2022 to include replacing existing window at living room for a panoramic door and remove outdoor planter outside living room/BBQ area and a new concrete landing.
 - (h) 15 Buccaneer Way – Extend Time to Finish *Recommends to Approve as Submitted*
Major remodel deadline expired on 05/02/22. Proposing a new completion date of 09/20/22.
- B. Cays Entrance Ad Hoc Committee – Director Kim Tolles *UPDATE*
 - C. Finance Committee – Treasurer Robert Rood *pSee 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. Jamaica Beach – Repairs to North and South Stairs
 - 1. Budget: \$51,500
 - 2. Sole source bid from American Asphalt and Concrete for \$51,250
 - 3. **APPROVE** to contract with American Asphalt and Concrete for \$51,250 as a preferred vendor
- B. Jamaica Complete Painting Phase 1
 - 1. Budget: \$99,225
 - 2. Bids received from: Cal Paint for \$134,200+ \$1400 for upgrade per home, Certa Pro for \$148,860 + \$1640 for upgrade per home, Cal South for \$140,500 + \$1555 for upgrade, and Patriot Paint for \$133,000 + \$1700 for upgrade
 - 3. **APPROVE** to contract with Patriot Paint the amount of \$133,000
- C. Bahama Painting - Wood/Trim Phase 1
 - 1. Budget: \$57,363
 - 2. Bids received from: Patriot Painting for \$154,700, Certa Pro for \$155,820, Cal Paint for \$157,640, and Cal South for \$158,900
 - 3. **APPROVE** to contract with Patriot Paint for \$154,700
- D. Mardi Gras Complete Painting Phase 2
 - 1. Budget: \$129,500
 - 2. Bids received from: Cal South for \$136,500, Cal Paint for \$137,600, Certa Pro for \$144,825, and Patriot Paint for \$155,000
 - 3. **APPROVE** to contract with Cal South for \$136,500
- E. Kingston Stucco Sound Wall Tile Repairs (Installation)
 - 1. Budget: \$5,000
 - 2. Sole source bid received from CalSouth for \$3,900
 - 3. **APPROVE** to contract with CalSouth for \$3,900 as preferred vendor
- F. Kingston Central Plaza Pavers
 - 1. Budget: \$33,000
 - 2. Bids received from Tuscany Pavers for \$34,224, Western Pavers for \$31,641, American Asphalt for \$37,829
 - 3. **APPROVE** to contract with Western Pavers for \$31,641
- G. CCHOA Audit Services
 - 1. Budget: \$7,000
 - 2. Sole Source Bid from Newman CPA for \$6,500
 - 3. **APPROVE** to contract with Newman CPA for \$6,500
- H. Montego Painting – Railings, Stair Balcony
 - 1. Budget: \$78,795
 - 2. Bids received from Certa Pro for \$169,820, Cal Paint for \$206,240, Cal South for \$165,600, and Patriot Paint for \$185,800
 - 3. **APPROVE** to contract with Cal South for \$165,600

- I. Port Royale Painting - Wood/Trim Phase 2
 - 1. Budget: \$56,757
 - 2. Bids received from Certa Pro for \$133,790, Cal Paint for \$62,530, Cal South for \$120,500, and Patriot Paint for \$145,300
 - 3. **APPROVE** to contract with Cal Paint for \$62,530p
- J. Trinidad Docks Electrical Pedestal
 - 1. Budget: \$6,657 in
 - 2. Sole source from Farnum Electric for \$5,000 based on previously approved contract
 - 3. **APPROVE** to contract with Farnum Electric for \$5,000

VIII. PRESIDENT’S REPORT: Dennis Thompson

IX. TREASURER’S REPORT: Robert Rood

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

X. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros
 - 2. Code Enforcement, Renee Stavros
 - 3. Facilities, Sergio Gonzalez
 - 4. Landscape, Henry Angelino
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell
- B. Insurance Renewal (Marine Property, Earthquake) ***DISCUSSION***

XI. UNFINISHED BUSINESS:

- A. Kingston Water Supply Piping Lining Advisory Vote ***UPDATE***
 - 1. Results: For Lining – 41, Against Lining – 12
- B. Kingston Water Supply Pipe Lining ***ACTION***
 - 1. Budget: \$25,000 for repairs
 - 2. Bids received from: SPT for \$633,330, ePipe for \$658,000, San Diego Pipelining Company for \$875,140 (verbal)
 - 3. Approve to contract with ePipe for \$658,000
- C. Resolution 22-05 Damage to Units ***ACTION***
- D. Resolution 22-06 Hydro Hoists ***ACTION***

XII. NEW BUSINESS:

- A. Resolution 22-07 Member Handbook Section 9.0 AECC ***ACTION***
- B. Resolution 22-08 Storage on Lots ***ACTION***
- C. Appoint Inspector of Elections – Cynthia Victoria (Jamaica Village) ***ACTION***
- D. Delinquent Accounts ***ACTION***

XIII. CORRESPONDENCE:

- A. Email dated June 6, 2022 from 96 Trinidad Bend ***DISCUSSION***

XIV. ANNOUNCEMENTS:

- A. Next regularly scheduled meeting of the Board is July 28, 2022 at 2:00 pm
- B. 2022 Annual Meeting – September 1, 2022 at 5:00 pm

XV. ADJOURNMENT: