

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

**August 4, 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 August 4, 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 June 23, 2022 **ACTION** 54-57

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for July 12, 2022 **ACTION** 58-59

2. New Business: **(All applicants are in good standing.)** **ACTION** LINKS

(a) 24 Bridgetown Bend – New Fence *Recommends to Approve as Submitted*
Proposing to remove and replace an existing fence and install new vinyl fencing between 22, 24, and 26 Bridgetown. No objections from neighboring properties.

(b) 4 Jamaica Village Road – Planter Box *Recommends to Deny as Submitted*
Proposing to install a new 24-inch in height planter box at front entry in same location as unapproved privacy wall. Recommendation to deny is based on planter not conforming to the character of the Village.

(c) 15 Gingertree Lane – New Window *Recommends to Approve as Submitted with Condition*
Proposing to install a small window on the side of the home facing the greenway to allow additional light into a bathroom. Condition is that the window be opaque.

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. Bahama/Antigua Clubhouse Roof and Window Repairs

1. Budget: \$30,150
2. Bids received from Diamond Roofing for \$100,000 (Roof only), Cal South for \$21,700, IDL for \$45,000
3. **APPROVE** to contract with Cal South for \$21,700

- B. Antigua Docks- replacement
 - 1. Budget: 174,264
 - 2. Bids received from: Bluewater for \$183,600, Harbour Constructors for \$170,000, Bellingham for 342,360, Swift Docks for \$147,440
 - 3. **APPROVE** to contract with Swift Docks for \$147,440
- C. Seawall Repairs – Void Fill for Antigua, Kingston, and Trinidad Villages
 - 1. Budget: \$25,000 for AV, \$12,607 for TV, and \$25,000 for KV
 - 2. Bids received from: Eagle Lift for \$21,210 (AV at \$6270, TV at \$4230, and KV at \$10,710) and Ram Jack for \$99,765. Harbour Constructors failed to reply to RFP but uses more invasive and expensive repair methodology.
 - 3. **APPROVE** to contract with Eagle Lift for \$21,210
- D. Montego Painting - Wood/Trim Phase 1
 - 1. Budget: \$78,795
 - 2. Bids received from: CalSouth for \$81,000, CertaPro for \$74,875, Cal Paint for \$82,600
 - 3. **APPROVE** to contract with CertaPro for \$74,875
- E. Common – Maintenance Building Renovation (Exterior/Interior Paint, Flooring, Windows)
 - 1. Budget: \$22,000
 - 2. Bids received from: IDL for \$27,000, CalSouth for \$20,200, and CertaPro for \$16,700 (Exterior Paint only)
 - 3. **APPROVE** to contract with CalSouth for \$20,200

IX. PRESIDENT’S REPORT: Dennis Thompson

- X. TREASURER’S REPORT:** Robert Rood *ACTION* 60-61
- A. **RECEIVE** the Treasurer’s Report for June 2022, Pending Audit or Review *ACTION* 62
 - 1. Review Bank Reconciliation Summary, June 2022
 - (a) CIT Bank – Operating Account, June 30, 2022
 - (b) Wells Fargo Advisors – Reserve Account, June 30, 2022
 - 2. **APPROVE** Expenses Over \$10,000 *HANDOUT* *ACTION*
 - 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION* 63

- XI. MANAGER’S REPORT:** Henry Angelino
- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 64
 - 2. Code Enforcement, Renee Stavros *HANDOUT*
 - 3. Facilities, Sergio Gonzalez 65-66
 - 4. Landscape, Henry Angelino 67-68
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 69-72

- XII. UNFINISHED BUSINESS:**
- A. Resolution 22-07 Member Handbook Section 9.0 AECC *ACTION* 73-103
 - B. Resolution 22-08 Storage on Lots *ACTION* 104-105

- XIII. NEW BUSINESS:**
- A. Montego Parking Garage Rebuild Advisory Vote Results *ACTION*
 - B. Kingston Water Supply Pipe Lining Unfunded Maintenance Item *ACTION* 106-109
 - C. Delinquent Accounts - None

XIV. CORRESPONDENCE: None

- XV. ANNOUNCEMENTS:**
- A. 2022 Annual Meeting – September 1, 2022 at 5:00 pm
 - B. Next regularly scheduled meeting of the Board is September 22, 2022 at 2:00 pm

XVI. ADJOURNMENT: