### CORONADO CAYS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

## September 22, 2022 Grand Caribe Room <u>OPEN AGENDA</u>

#### 2:00 pm REGULAR SESSION

#### REVIEW / DISCUSS / ACT UPON Page

#### I. CALL TO ORDER:

### II. PLEDGE OF ALLEGIANCE

### III. KINGSTON VILLAGE UNFUNDED MAINTENANCE REQUIRMENT

- A. Announcement of Quorum
- B. Begin Tabulation

#### **IV. RECOGNITION OF GUESTS:**

#### V. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on September 22, 2022 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

#### VI. 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.

#### be taken for any item not on the agenda. VII. **APPROVAL OF MINUTES:** A. Open Meeting Minutes for August 4, 2022 **ACTION** VIII. **COMMITTEE REPORTS:** A. Architectural and Environmental Control Committee: 1. **RECEIVE** AECC Meeting Minutes for August 9, 2022 **ACTION** 2. **RECEIVE** AECC Meeting Minutes for September 13, 2022 3. New Business: (All applicants are in good standing.) ACTION LINKS (a) <u>43 Spinnaker Way</u> Recommends to Approve as Submitted Second Story Addition, increasing the square footage 76 square feet (b) 27 Antigua Court Recommends to Approve as Submitted Install three new windows to the front entry of a downstairs unit (c) 2 Gingertree Lane Recommends to Deny as Submitted **Roof/Shingle Modifications** (1) Install a glass wall to the east side of the roof and change the mansard composite shingle to an asphalt shingle. (2) Reason for recommending denial is the glass wall does not conform with the character of the Village. (d) 10 Buccaneer Way Recommends to Approve as Submitted Construction Deadline Extension Recommends three months versus the two months requested (e) 1 Blue Anchor Cay Road Recommends to Approve as Submitted Construction Deadline Extension (f) 12 Jamaica Village Road Recommends to Approve as Submitted Remodel/Addition - Kitchen remodel, extend dining room to garage, and enclose area under balcony, increasing the square footage 320 square feet. (g) 17 Tunapuna Lane Recommends to Approve as Submitted Kitchen Remodel - removing an existing wall, increasing the square footage 45 square feet. Relocate existing laundry & convert to pantry. Master bedroom remodel/expansion. Replace water heater with tankless. Install three new sliding glass doors, relocate 1<sup>st</sup> floor direct vent fireplace, new exterior entry door, frame in existing windows, new patio paver, new natural gas fire pit and install a new glass railing on the seawall.

(h) 42 Blue Anchor Cay Road

Recommends to Approve as Submitted

Construction Deadline Extension - Interior & exterior remodel of an existing two-story home. Remove 209 square feet from first floor and adding 179 square feet to second floor, a reduction of 30 square feet. Replace stucco siding with shingles & board and batten. Replace windows & doors, reframe roof, and add second floor deck at the rear of home.

(i) 42 Aruba Bend

Recommend to Deny as Submitted

- Remodel/Addition
- (1) Second-story addition, stair renovation between first and second floor, and walk in closet on first floor master bedroom. Remodel back yard.
- (2) Reason for recommending denial is roof top deck does not conform to character of the Village.
- (j) <u>16 Sandpiper Strand</u> Addition Recommend to Approve as Submitted Enclose waterside second floor balcony, previously enclosed then opened by former resident.
- (k) 60 Aruba Bend ADU Addition Recommend to Deny as Submitted (1) Proposing a new addition (ADU) over the garage, increasing the square footage 249 square feet which will include one bedroom, a bath, a kitchenette, and laundry area.
  - (2) Reason for recommending denial is windows on the zero lot line wall and two entry gates do not conform with the character of the Village.
- B. Cays Entrance Ad Hoc Committee Henry Angelino
- C. Finance Committee Treasurer Robert Rood
- D. Grand Caribe Task Force Henry Angelino

#### IX. **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. Cays Entrance Rear Renovation
  - 1. Budget: \$133,816
  - 2. Bids received from Crossman Landscape for TBD Cal South for TBD, American Concrete for \$195,980 (Does not include landscaping/irrigation)
  - **APPROVE** to contract with TBD for TBD 3.
- B. Montego Exterior Block Wall Painting
  - 1. Budget: \$94,554 (Remaining Life is 6 Years) Additional \$14,000 available by shifting Reserve priorities.
  - 2. Change order for CertaPro for \$22,000
  - 3. **APPROVE** to contract with CertaPro

#### PRESIDENT'S REPORT: Mark Crisson X.

| XI.  | TREAS                            | ACTION   |         |
|------|----------------------------------|--|---------|
|      | A. RE                            | <b>CEIVE</b> the Treasurer's Report for July 2022, Pending Audit or Review   | ACTION  |
|      | 1.                               | Review Bank Reconciliation Summary, July 2022                                |         |
|      |                                  | (a) CIT Bank – Operating Account, July 31, 2022                              |         |
|      |                                  | (b) Wells Fargo Advisors – Reserve Account, July 31, 2022                    |         |
|      | 2.                               | APPROVE Expenses Over \$10,000   | ACTION  |
|      |                                  | APPROVE Reserve Investment Summary and Disclosure                            | ACTION  |
|      |                                  | <b>CEIVE</b> the Treasurer's Report for August 2022, Pending Audit or Review | ACTION  |
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|      |                                  | (a) CIT Bank – Operating Account, August 31, 2022                            |         |
|      |                                  | (b) Wells Fargo Advisors – Reserve Account, August 31, 2022                  |         |
|      | 2.                               | APPROVE Expenses Over \$10,000   | ACTION  |
|      | 3.                               | APPROVE Reserve Investment Summary and Disclosure                            | ACTION  |
| XII. | MANAGER'S REPORT: Henry Angelino |  |         |
|      | A. Dep                           |  |         |
|      | 1.                               | Administrative Approvals, Renee Stavros                                      |         |
|      | 2.                               | Code Enforcement, Renee Stavros  | HANDOUT |
|      | 3.                               | Facilities, Sergio Gonzalez  |         |
|      | 4.                               | Landscape, Henry Angelino  |         |
|      | 5.                               | Safety, Allied Universal Site Supervisor, Gene Rowell                        |         |
|      |                                  |  |         |

UPDATE

See Treasurer's Report UPDATE

## XIII. UNFINISHED BUSINESS: None

# XIV. NEW BUSINESS:

| А. | Kingston Village Unfunded Maintenance Requirement – Announcement of Election Results | ACTION |
|----|--|--------|
| В. | Resolution 22-10 – Basketball Backboards   | ACTION |
| C. | CCHOA-CC Wharfage Conflict Letter  | ACTION |
| D. | Delinquent Accounts  |        |
|    | 1. Intent to Lien/Lien Account 240262  | ACTION |
|    |  |        |

## XV. CORRESPONDENCE: None

## XVI. ANNOUNCEMENTS:

A. Next Scheduled Open Meeting of the Board is October 27, 2022 at 2:00 pm

# XVII. ADJOURNMENT: