

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

**October 27, 2022
Grand Caribe Room
OPEN 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 October 27, 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 September 22, 2022 ***ACTION*** 37-40

VII. COMMITTEE REPORTS:

A. Committee Appointments / Re-Affirmation ***ACTION***

1. AECC: Kevin Brenden (Chair), Tom Schibler, Sig Kupka, Lynda Pippenger, Steve Lock
2. Cays Entrance, Ad Hoc Committee: Kim Tolles (Chair), Liza Butler, Carolyn Rogerson, Helen Kupka, Brandalyn Dennis, Bruce Hagemann
3. Finance Committee: Robert Rood (Chair), Dan Schreiber, Jim Besikof, Steve Berger, Randy Riecken, Dan Hunting, Tom Bernitt, Wade McKnight
4. Grand Caribe Task Force: Kim Tolles, Betty Schulman, Jim Besikof, Liza Butler, Mary Berube, Eva Escalante, Al Sorenson
5. Port Lease Renewal Ad Hoc Committee: Henry Angelino (Chair), Kim Tolles, Rudy Dew, Jim Besikof, Kevin Reilly, Lance Rodgers, Liza Butler

B. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for October 11, 2022 ***ACTION*** 41-43

2. New Business: ***ACTION*** LINKS

(a) 38 Admiralty Cross *Recommends to Approve as Submitted*
Extension of time; Requesting an extension to finish construction. The Committee recommends to extend deadline to 02/28/23, approximately a four (4) month extension.

(b) 60 Aruba Bend *Recommends to Approve as Submitted*
Accessory Dwelling Unit (ADU); Proposing an Accessory Dwelling Unit over the garage, increasing the square footage 249 square feet which will include a bedroom, bath, kitchenette, and laundry area. This revised plan removes the windows on zero-lot line and has one entry gate.

(c) 15 Antigua Court *Recommends to Deny as Submitted and Approve Additional Time*
Modification: Proposing a modification to a previously approved bathroom remodel, converting the bathroom to a closet. Reason for denial is that the conversion of a bathroom to a closet is not consistent with the character of the village. Alternative request is to allow an additional three months to complete construction.

(d) 93 Antigua Court *Recommends to Approve Revised Plan as Submitted*
New Windows: Proposing to two (2) small windows to the shower wall, two (2) windows on the bathroom wall, and two (2) windows in the master closet wall. Windows will utilize privacy glass.

- (e) 59 Spinnaker Way *Recommends to Approve as Submitted*
Remodel/Addition; Proposing a kitchen remodel, replacement of all windows and doors, a front entry addition and balcony enclosure, increasing the square footage 120 square feet, and a new rooftop deck of 204 square feet.
- (f) 65 Kingston Court *Recommends to Approve with Condition as Submitted*
Remodel; Proposing an interior remodel of kitchen and master bath. New electrical including new can lighting per plan throughout and removing existing walls that separate kitchen and living room and install new post/beam. Condition is that an indemnity agreement be held on file with the Association. Indemnity agreement signed and payment submitted.

- C. Cays Entrance Ad Hoc Committee – Henry Angelino *UPDATE*
- D. Finance Committee – Treasurer Robert Rood *See Treasurer's Report*
1. **RECEIVE** Finance Committee Meeting Minutes for August 16, 2022 *ACTION 44-47*
- E. Grand Caribe Task Force – Henry Angelino *UPDATE*
1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for September 14, 2022 *ACTION 48-49*

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. Administrative Complex Air Conditioner
1. Budget: \$12,638 in 2024
 2. Bids received from Action Air for \$18,817, Guthrie & Sons for \$16,345, Anderson Heating/Plumbing for \$21,010
 3. **APPROVE** to contract with Action Air for \$18,817 based on price and regular maintenance provider
- B. Montego White Brick Retaining and Planter Wall Painting
1. Budget: \$94,554 (Remaining Life is 6 Years) Additional \$14,000 available by shifting Reserve priorities.
 2. Previously Approved Change order for CertaPro for \$22,000 to include building exterior brick walls
 3. **APPROVE** to contract with CertaPro for \$6,000 for retaining and planter walls only
- C. Cays Entrance Rear Wall
1. Budget: \$143,816 (Additional \$90,000 can be reallocated from Admin Complex projects)
 2. Board previously approved \$225,000. Contract details adjusted and new total \$238,777 plus permit fees
 3. **APPROVE** to contract with Crossman Landscape for up to \$250,000

IX. PRESIDENT’S REPORT: Mark Crisson

X. TREASURER’S REPORT: Robert Rood

- A. **RECEIVE** the Treasurer’s Report for September 2022, Pending Audit or Review *ACTION 50-51*
1. Review Bank Reconciliation Summary, September 2022
 - (a) CIT Bank – Operating Account, September 30, 2022
 - (b) Wells Fargo Advisors – Reserve Account, September 30, 2022
 2. **APPROVE** Expenses Over \$10,000 *ACTION 52*
 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION 53-54*

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
1. Administrative Approvals, Renee Stavros *56-57*
 2. Code Enforcement, Renee Stavros *HANDOUT*
 3. Facilities, Sergio Gonzalez *58-59*
 4. Landscape, Henry Angelino *60-61*
 5. Safety, Allied Universal Site Supervisor, Gene Rowell *62-64*

XII. UNFINISHED BUSINESS:

- A. Adopt Resolution 22-10: Basketball Backboards *ACTION 65*
- B. Resolution 22-07 Member Handbook Section 9 Reorganization – Umbrellas/Awnings *DISCUSSION*

XIII. NEW BUSINESS:

- A. 2021-2022 Annual Audit of Financials *ACTION*
- B. CC Wharfage Inc Reimbursement *ACTION*

- C. Cottages at the Cays Presentation – November 3, 2022 at CCYC
- D. Delinquent Accounts: Intent to Lien/Lien

XIV. CORRESPONDENCE:

A. Incoming:

- | | | |
|---|-------------------|----|
| 1. Email from 16 Catspaw Cape dtd October 12, 2022 - North Grand Caribe Isle | <i>DISCUSSION</i> | 66 |
| 2. Email from 32 Half Moon Bend dtd October 11, 2022 - Basketball Backboards | <i>DISCUSSION</i> | 67 |
| 3. Email from 16 Gingertree Lane dtd October 13, 2022 - Basketball Backboards | <i>DISCUSSION</i> | 68 |
| 4. Email from 28 Half Moon Bend dtd October 13, 2022 - Basketball Backboards | <i>DISCUSSION</i> | 69 |
| 5. Email from 62 Half Moon Bend dtd October 14, 2022 - Basketball Backboards | <i>DISCUSSION</i> | 70 |

XV. ANNOUNCEMENTS:

- A. Next Scheduled Open Meeting of the Board is December 15, 2022 at 2:00 pm

XVI. ADJOURNMENT: