

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

**October 27, 2022
Grand Caribe Room**

EXECUTIVE AGENDA

11:30 pm LUNCH

12:00 pm EXECUTIVE SESSION

	Review / Discuss / Act Upon	Page
I. APPROVE EXECUTIVE MINUTES:		
A. Executive Meeting Minutes for September 22, 2022	<i>ACTION</i>	2-4
II. HEARINGS and LEGAL STATUS:		
A. Account 227141 (Mediation – November 9, 2022)	<i>UPDATE</i>	5-10
B. Account 248128 (Unfinished Construction)	<i>UPDATE</i>	11-12
C. Account 230569 (Unapproved Installation Location – Hot Water Heater)	<i>ACTION</i>	13-14
D. Re-Hearing 1:00 p.m.: Account 227287 (Nuisance – Harassment)	<i>ACTION</i>	15-16
E. Hearing 1:15 p.m.: Account 247224 (Failure to Obtain Prior Approval)	<i>ACTION</i>	17
F. Hearing 1:30 p.m.: Account 227843 (Failure to Maintain, Nuisance)	<i>ACTION</i>	18-19
III. CONTRACTS (Legal):		
A. Park West (Mediation)	<i>ACTION</i>	20-23
IV. DELINQUENT ACCOUNTS:		
A. Review Delinquency Report, Pre-Liens, and Liens	<i>DISCUSSION</i>	24
B. Intent to Lien/Liens	<i>APPROVE IN OPEN SESSION</i>	
V. UNFINISHED BUSINESS (Legal):	<i>DISCUSSION</i>	
A. Account 227018 – Request for Extension	<i>DISCUSSION</i>	
VI. NEW BUSINESS (Legal):		
A. CC Wharfage Reimbursement	<i>DISCUSSION</i>	25-32
B. Member Handbook Section 9.0	<i>DISCUSSION</i>	
C. Cottages at the Cays Presentation – November 3rd	<i>DISCUSSION</i>	33
VII. PERSONNEL:		
A. Inflation Stipend		
B. New Personnel		
VIII. CORRESPONDENCE:		
A. Incoming Correspondence - None		
IX. ANNOUNCEMENTS:		
A. Open Session Meeting: 2:00 p.m.		
X. ADJOURNMENT:		