

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

**December 15, 2022**

**Meeting will be conducted via teleconference.**

**Homeowners may email the CCHOA Office at [admin@cchoa.org](mailto:admin@cchoa.org) for teleconference access instructions.**

**EXECUTIVE AGENDA**

**11:30 pm LUNCH**

**12:00 pm EXECUTIVE SESSION**

**Review / Discuss / Act Upon Page**

- |  |  |                                |
|--|--|--------------------------------|
| <b>I. APPROVE EXECUTIVE MINUTES:</b>   |  |                                |
| A. Executive Meeting Minutes for October 27, 2022  |  | <i>ACTION</i>                  |
| B. Special Executive Meeting Minutes for November 14, 2022                                 |  | <i>ACTION</i>                  |
| <b>II. HEARINGS and LEGAL STATUS:</b>  |  |                                |
| A. Account 227141 (Mediation Results)  |  | <i>UPDATE</i>                  |
| B. Account 248128 (Unfinished Construction)  |  | <i>UPDATE</i>                  |
| C. Hearing 1:00 p.m.: Account 226799 (Dock Maintenance, CCR Art II Sec. 2)                 |  | <i>ACTION</i>                  |
| D. Hearing 1:20 p.m.: Account 230569 (Unapproved Installation Location – Hot Water Heater) |  | <i>ACTION</i>                  |
| <b>III. CONTRACTS (Legal):</b>   |  |                                |
| A. Park West (Mediation)   |  | <i>UPDATE</i>                  |
| <b>IV. DELINQUENT ACCOUNTS:</b>  |  |                                |
| A. Review Delinquency Report, Pre-Liens, and Liens   |  | <i>DISCUSSION</i>              |
| B. Intent to Lien/Liens  |  | <i>APPROVE IN OPEN SESSION</i> |
| 1. Account 227054  |  |                                |
| <b>V. UNFINISHED BUSINESS (Legal):</b>   |  |                                |
| A. CC Wharfage Reimbursement   |  | <i>DISCUSSION</i>              |
| B. Cottages at the Cays  |  | <i>DISCUSSION</i>              |
| <b>VI. NEW BUSINESS (Legal):</b>   |  |                                |
| A. Operations and Reserve Funding 2028-2029  |  | <i>DISCUSSION</i>              |
| B. Multi-lot Homes   |  | <i>DISCUSSION</i>              |
| <b>VII. PERSONNEL:</b>   |  |                                |
| <b>VIII. CORRESPONDENCE:</b>   |  |                                |
| A. Incoming:   |  |                                |
| 1. Email from 33 Blue Anchor dtd November 29, 2022 – SunCoast Market Co-op                 |  | <i>DISCUSSION</i>              |
| <b>IX. ANNOUNCEMENTS:</b>  |  |                                |
| A. Open Session Meeting: 2:00 p.m.   |  |                                |
| <b>X. ADJOURNMENT:</b>   |  |                                |