

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

**January 26, 2023  
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 January 26, 2023 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 December 15, 2022

***ACTION* 30-33**

**VII. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for January 10, 2023

***ACTION* 34-36**

(a) New Business:

i. 13 Antigua Court

*Recommends to Approve as Submitted with Condition*

Unapproved and installed tankless water heater and gas line installed on the exterior of Unit 13 in the trash enclosure area. Condition is that an Indemnity Agreement be recorded with the County Recorder's Office and held on file with the Association.

ii. 15 Buccaneer Way

*Recommends to Approve as Submitted*

Air Conditioning and privacy screening. Install screening of two (2) air conditioning units which are currently installed on the front entry walkway overhang, facing northeast per revised pan dated 12/28/22. Neighboring property owner provided written comments and attended the meeting to voice their concerns with the proposed screening.

iii. 15 Sandpiper Strand

*Recommends to Approve as Submitted*

Modifications to major remodel previously approved in October 2021. Modifications to plan dated 1/11/23 included, increasing the square footage 382 square feet, extend rear balcony, redesign the front balcony, relocate the main entry, new windows & doors, new stucco, and add a solar array on the roof.

iv. 42 Aruba Bend

*Recommends to Deny as Submitted*

Proposing a remodel to bedroom & laundry room on the first floor and add a new closet, increasing the square footage 56 square feet, a new staircase, and remodel loft. Additionally, a second-story addition adding two (2) bedrooms and two (2) baths plus side yard balcony, increasing the square footage 532 square feet. Reasons for denial: 1) Cannot expand the original footprint as constructed by the original developer, (See CCHOA Member Handbook, Section 9.17.2.1) therefore the closet on the first floor is not allowed and, 2) the second-story balcony is not within the character of the village, as well as privacy concerns for neighboring rear yards.

- |   |                               |       |
|---|-------------------------------|-------|
| C. Cays Entrance Ad Hoc Committee – Henry Angelino                              | <i>UPDATE</i>                 |       |
| D. Finance Committee – Treasurer Robert Rood                                    | <i>See Treasurer's Report</i> | 39-40 |
| E. Grand Caribe Task Force – Henry Angelino                                     | <i>UPDATE</i>                 |       |
| 1. <b>RECEIVE</b> Grand Caribe Task Force Meeting Minutes for November 9, 2022  | <b>ACTION</b>                 | 37-38 |
| 2. <b>RECEIVE</b> Grand Caribe Task Force Meeting Minutes for December 14, 2022 | <b>ACTION</b>                 |       |
| 3. Resignation of Al Sorenson from GCTF   | <i>UPDATE</i>                 |       |

**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.

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|---|--|--|
| A. Bahama Landscape Renovations   |  |  |
| 1. Budget: \$55,900   |  |  |
| 2. Sole source bid from Crossman Landscaping for \$74,934 as current landscape contractor                     |  |  |
| 3. <b>APPROVE</b> to contract with Crossman Landscaping for \$74,934 as recommended by BV Landscape Committee |  |  |
| B. Jamaica Sound Wall Cap/Stucco Repairs  |  |  |
| 1. Budget: \$10,000   |  |  |
| 2. Bids received from IDL for \$11,500, M-15 for \$12,500, Cal South for \$10,000                             |  |  |
| 3. <b>APPROVE</b> to contract with Cal South for \$10,000   |  |  |

**IX. PRESIDENT'S REPORT: Mark Crisson**

**X. TREASURER'S REPORT: Robert Rood**

- |   |               |       |
|---|---------------|-------|
| A. <b>RECEIVE</b> the Treasurer's Report for November 2022, Pending Audit or Review | <b>ACTION</b> | 39-40 |
| 1. Review Bank Reconciliation Summary, November 2022                                |               | 41    |
| (a) CIT Bank – Operating Account, November 30, 2022                                 |               |       |
| (b) Wells Fargo Advisors – Reserve Account, November 30, 2022                       |               |       |
| 2. <b>APPROVE</b> Expenses Over \$10,000  | <b>ACTION</b> | 42    |
| 3. <b>APPROVE</b> Reserve Investment Summary and Disclosure                         | <b>ACTION</b> |       |
| B. <b>RECEIVE</b> the Treasurer's Report for December 2022, Pending Audit or Review | <b>ACTION</b> | 39-40 |
| 1. Review Bank Reconciliation Summary, December 2022                                |               | 41    |
| (a) CIT Bank – Operating Account, December 31, 2022                                 |               |       |
| (b) Wells Fargo Advisors – Reserve Account, December 31, 2022                       |               |       |
| 2. <b>APPROVE</b> Expenses Over \$10,000  | <b>ACTION</b> | 42    |
| 3. <b>APPROVE</b> Reserve Investment Summary and Disclosure                         | <b>ACTION</b> | 43-44 |

**XI. MANAGER'S REPORT: Henry Angelino**

- |  |                   |       |
|--|-------------------|-------|
| A. Department Summary Reports                            |                   |       |
| 1. Administrative Approvals, Renee Stavros               |                   | 45-46 |
| 2. Code Enforcement, Renee Stavros                       |                   | 47-49 |
| 3. Facilities, Sergio Gonzalez                           |                   | 50-51 |
| 4. Landscape, Henry Angelino                             |                   | 52-53 |
| 5. Safety, Allied Universal Site Supervisor, Gene Rowell |                   | 54-58 |
| B. Mid-Year Operating Budget Review                      | <i>DISCUSSION</i> |       |
| C. Reserve Project Status Report                         | <i>DISCUSSION</i> |       |
| D. SDG&E Rate Increases                                  | <i>DISCUSSION</i> |       |

**XII. UNFINISHED BUSINESS:**

- |                              |               |  |
|------------------------------|---------------|--|
| A. Cottages at the Cays      | <i>UPDATE</i> |  |
| B. CC Wharfage Reimbursement | <i>UPDATE</i> |  |

**XIII. NEW BUSINESS:**

- |   |                   |    |
|---|-------------------|----|
| A. 2021-2022 Fiscal Year End Transfers      | <i>DISCUSSION</i> | 59 |
| B. Resolution 23-01 Chapter 9 Revisions     | <b>ACTION</b>     |    |
| C. Resolution 23-02 Multi-Lot Homes         | <b>ACTION</b>     |    |
| D. Delinquent Accounts: Intent to Lien/Lien |                   |    |
| 1. Account xxxxxx: Lien Resolution          | <b>ACTION</b>     |    |

**XIV. CORRESPONDENCE:**

- A. Incoming:
  - 1. None

**XV. ANNOUNCEMENTS:**

- A. Next Scheduled Open Meeting of the Board is February 23, 2023 at 2:00 pm

**XVI. ADJOURNMENT:**

DRAFT