

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

**February 23, 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 February 23, 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 January 26, 2023 ***ACTION*** 65-68

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

PROJECT LINKS

1. **RECEIVE** AECC Meeting Minutes for February 14, 2023 ***ACTION*** 69-71

(a) New Business:

i. 6 Admiralty Cross *Recommends to Approve as Submitted*
Requesting to extend deadline to finish construction. New proposed finish date 04/30/23, approximately a two (2) month extension.

ii. 38 Admiralty Cross *Recommends to Approve as Submitted*
Requesting to extend deadline to finish construction. New proposed finish date 08/30/23, approximately a six (6) month extension.

iii. 1 Blue Anchor Cay *Recommends to Approve as Submitted*
Requesting to extend deadline to finish construction. New proposed finish date 05/30/23, approximately a three (3) month extension.

iv. 93 Antigua Court *Recommends to Approve as Submitted with Condition*
Proposing new patio decking and glass railing at waterside. Indemnity Agreement is completed and to be held on file with the Association.

v. 3 Aruba Bend *Recommends to Deny as Submitted*
Proposing to install two (2) new sunrooms on both existing balconies; all exterior finishes to match existing. Reason for denial is the fact that it is not within the character of the village.

vi. 25 Port Royale Road *Recommends to Approve as Submitted*
Proposing an interior remodel with a new bathroom addition on first floor and a new bedroom on the second floor over the garage and balcony increasing the square footage 295 square feet.

vii. 4 Sixpence Way *Recommends to Approve as Submitted*
Proposing new facades to home which includes new stucco and exterior color change, new siding and shiplap, new stone veneer, and paint window trim.

B. Cays Entrance Ad Hoc Committee – Henry Angelino

UPDATE

C. Finance Committee – Treasurer Robert Rood

HANDOUTS

D. Grand Caribe Task Force – Henry Angelino

UPDATE

1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for January 11, 2023 ***ACTION*** 72-73

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. Lighting - Admin Parking Lot

1. Budget: \$12,827
2. Bids from Farnum Electric for \$44,979, No bid from EKR Electric
3. **APPROVE** to replace ball lighting with fascia mounted lighting on Admin building for \$2500.

B. Montego Automatic Pedestrian Gate

1. Budget: \$7000 Available from Reserve Line Item for Painting Stucco Entry Walls
2. Sole source bid from Controlled Entry Specialists, current village gate maintenance contractor, for \$5,338
3. **APPROVE** to contract with Controlled Entry Specialists for \$5,338

IX. PRESIDENT'S REPORT: Mark Crisson

X. TREASURER'S REPORT: Robert Rood

HANDOUTS

A. **RECEIVE** the Treasurer's Report for January 2023, Pending Audit or Review

ACTION

1. Review Bank Reconciliation Summary, January 2023
 - (a) CIT Bank – Operating Account, January 31, 2023
 - (b) Wells Fargo Advisors – Reserve Account, January 31, 2023
2. **APPROVE** Expenses Over \$10,000
3. **APPROVE** Reserve Investment Summary and Disclosure

ACTION

ACTION

XI. MANAGER'S REPORT: Henry Angelino

A. Department Summary Reports

1. Administrative Approvals, Renee Stavros 74
2. Code Enforcement, Renee Stavros 75-77
3. Facilities, Sergio Gonzalez 78-79
4. Landscape, Henry Angelino 80-81
5. Safety, Allied Universal Site Supervisor, Gene Rowell 82-83

B. Budget Meeting Scheduling for Directors 84

XII. UNFINISHED BUSINESS:

A. Resolution 23-02 Multi-Lot Homes

ACTION 85-86

B. Cottages at the Cays

UPDATE

C. CC Wharfage Reimbursement

UPDATE

D. Coronado Cays Park Master Plan

UPDATE

XIII. NEW BUSINESS:

A. 2021-2022 Fiscal Year End Transfers

DISCUSSION

B. Resolution 23-03 Maintenance Responsibilities - Walls

ACTION 87-88

C. Delinquent Accounts: Intent to Lien/Lien

ACTION

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

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

XVI. ADJOURNMENT: