

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

**April 27, 2023  
Grand Caribe Room  
OPEN AGENDA**

**2:00 pm**     **REGULAR SESSION** **REVIEW / DISCUSS / ACT UPON**     *Page*

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. RECOGNITION OF GUESTS**

**IV. EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on April 27, 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 March 23, 2023 **ACTION**

**VII. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee: **PROJECT LINKS**

1. **RECEIVE** AECC Meeting Minutes for April 11, 2023 **ACTION**

(a) New Business: (All Indemnity Agreements are completed and deposits collected, there are no outstanding balances on accounts)

i. 12 Mardi Gras - Pergola *Recommends to Approve as Submitted*  
Proposed new pergola in rear yard to be eight (8) feet in height.

ii. 40 Green Turtle Road – Major Remodel *Recommends to Approve as Submitted*  
Interior/exterior major remodel, increasing by 136 sq ft. New exterior finish/siding, replacing all windows and doors, new roof, garage door, and new railing. Solar is a separate submittal.

B. Cays Entrance Ad Hoc Committee – Henry Angelino **UPDATE**

C. Finance Committee – Treasurer Robert Rood *See Item X. Treasurer's Report*

D. Grand Caribe Task Force – Mark Crisson **UPDATE**

1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for March 15, 2023 **ACTION**

**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 requested by a member of the Board, in which event, the item will be considered separately in its normal sequence.

A. Antigua Village – Roofing: Aluminum Coping

1. Budget: \$21,000 Operating-Outside Contractors

2. Sole source bid from Platinum Roofing based on direct manufacturer of aluminum coping pls installation

3. **APPROVE** to contract with Platinum Roofing for \$13,204

B. Antigua Village – SB 326 Exterior Elevated Element Inspections

1. Budget: \$24,411

2. Bids from B2R for \$20,500, Vertex for \$37,000, A7 for \$20,550, and MC-JWC for \$49,504

3. **APPROVE** to contract with A7 for \$20,550

C. Mardi Gras Village – SB 326 Exterior Elevated Element Inspections

1. Budget: \$15,914

2. Bids from B2R for \$15,000, Vertex for \$55,000, A7 for \$15,450, and MC-JWC for \$14,391

3. **APPROVE** to contract with A7 for \$15,450

- D. Montego Village - SB 326 Exterior Elevated Element Inspections
  - 1. Budget: \$28,665
  - 2. Bids from B2R for \$27,000, Vertex for \$52,500, A7 for \$21,200, and MC-JWC for \$49,884
  - 3. **APPROVE** to contract with A7 for \$21,200
- E. Kingston Village – SB 326 Exterior Elevated Element Inspections
  - 1. Budget: \$23,175
  - 2. Bids from B2R for \$37,500, Vertex for \$38,500, A7 for \$22,500, and MC-JWC for \$54,314
  - 3. **APPROVE** to contract with A7 for \$22,500
- F. Common - Admin Building Awning Replacement
  - 1. Budget: \$8,000 in FY2023-2024
  - 2. Bids from Awning Angel for \$8,994, Stark MFG for \$6,150, and Banning & Son for \$6,804
  - 3. **APPROVE** to contract with Stark MFG for \$6,150 to replace damaged awning

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

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

**HANDOUTS**

- A. **RECEIVE** the Treasurer’s Report for March 2023, Pending Audit or Review
  - 1. Review Bank Reconciliation Summary, March 2023
    - (a) CIT Bank – Operating Account, March 31, 2023
    - (b) Wells Fargo Advisors – Reserve Account, March 31, 2023
  - 2. **APPROVE** Expenses Over \$10,000
  - 3. **APPROVE** Reserve Investment Summary and Disclosure

**ACTION**

**ACTION**

**ACTION**

**ACTION**

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

- A. Department Summary Reports
  - 1. Administrative Approvals, Renee Stavros
  - 2. Code Enforcement, Renee Stavros
  - 3. Facilities, Sergio Gonzalez
  - 4. Landscape, Henry Angelino
  - 5. Safety, Allied Universal Site Supervisor, Gene Rowell
- B. 2023-2024 Draft Budget
  - 1. Reserve Budget Matrix
  - 2. Reserve Contributions
  - 3. Reserve Spending Plan
  - 4. Operating Budget Compilation
  - 5. Operating Budget Matrix
  - 6. Assessment Fee History

**ACTION**

**XII. UNFINISHED BUSINESS:**

- A. Cottages at the Cays
- B. Coronado Cays Park Master Plan

**DISCUSSION**

**DISCUSSION**

**XIII. NEW BUSINESS:**

- A. Rate Increase for MG/PR Clubhouse Usage Fee
- B. Solar Applications
- C. Director Nominations
- D. New Administration Building Leases
- E. Delinquent Accounts: Intent to Lien/Lien
  - 1. **APPROVE** Intent to Lien/Lien on Account 226717

**ACTION**

**DISCUSSION**

**DISCUSSION**

**DISCUSSION**

**ACTION**

**XIV. CORRESPONDENCE:**

- A. Letter from 7 Blue Anchor Cay Road dtd April 8, 2023 – History Theme for Coronado’s Largest Park
- B. Letter from CCHOA to City of Coronado dtd April 17, 2023 – Thank You

**XV. ANNOUNCEMENTS:**

- A. Next Scheduled Open Meeting of the Board is May 25, 2023 at 2:00 pm
- B. Annual Meeting Scheduled for Friday, August 25, 2023

**XVI. ADJOURNMENT**