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

May 25, 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 May 25, 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 April 27, 2023

VII. **COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee:
 - 1. **RECEIVE** AECC Meeting Minutes for May 9, 2023 HANDOUT
 - (a) New Business: (All Indemnity Agreements are completed and deposits collected, there are no outstanding balances on accounts)
 - 3 Kingston Court Remodel/Patio Expansion i. Recommends to Approve with Condition Proposed remodel of kitchen, master bedroom, and bath. Replacing slider with three new windows. New electrical and HVAC system. Proposed expansion of waterside patio and removal of common area landscape.

Condition: Expansion of waterside patio is not permitted per the Member Handbook. Remove patio expansion from proposed project scope.

- ii. <u>57 Antigua Court</u> Remodel/New Window Recommends to Approve as Submitted Proposed remodel to main bathroom and installation of new window for ventilation. Revised plans dated 5/10/2023 submitted to AECC.
- iii. <u>31 Delaport Way</u> Addition/Deck Recommends to Approve as Submitted Proposed addition to be room and a new bathroom on the second, increasing the floor area 254 square feet. Conversion of gable roof to a roof deck with patio cover.
- iv. 42 Aruba Bend Addition Recommend to Deny as Submitted Proposed interior remodel/second story addition. Remodeling portions of existing bathrooms, bedrooms, and laundry room on the first floor, adding a new staircase, and remodeling loft on second floor. Increasing floor area by 562 square feet in the area above the original footprint to include two new bedrooms and two new bathrooms. Plan proposes the removal of a nonconforming window on the zero-lot line and that the new windows on the northeast side of the home will be opaque.

Reason for Denial: Review criteria and design compatibility. Proposed plan is not compatible with the character of the Village.

<u>97 Port of Spain</u> – New Window/Door Recommends to Approve as Submitted v. Proposal for three new windows and a new sliding door at waterside of an end unit townhome.

ACTION 13-16

PROJECT LINKS

ACTION

VIII.	 vi. <u>15 Sandpiper Strand</u> – New Construction/Teardown <i>Recommends to Approve as Submitted</i> Proposed new construction/teardown of an existing single-family residence and replacement with a 6067 square feet new home. Project increases square footage by 1,624 and has a roof top deck. Revised plans dated 5/10/2023 submitted to AECC. B. Cays Entrance Ad Hoc Committee – Henry Angelino <i>UPDATE</i> C. Finance Committee – Treasurer Robert Rood <i>See Item X. Treasurer's Report</i> D. Grand Caribe Task Force – Mark Crisson <i>UPDATE</i> 1. Draft Grand Caribe Task Force Meeting Minutes for April 12, 2023 <i>UPDATE</i> CONTRACT CONSENT CALENDAR: None 	17-18
	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.	
IX.	PRESIDENT'S REPORT: Mark Crisson	
X.	TREASURER'S REPORT: Robert RoodACTIONA. RECEIVE the Treasurer's Report for April 2023, Pending Audit or ReviewACTION1. Review Bank Reconciliation Summary, April 2023 (a) CIT Bank – Operating Account, April 30, 2023 (b) Wells Fargo Advisors – Reserve Account, April 30, 2023ACTION2. APPROVE Expenses Over \$10,000 3. APPROVE Reserve Investment Summary and DisclosureACTION	19-20 21 22 23
XI.	 MANAGER'S REPORT: Henry Angelino A. Department Summary Reports Administrative Approvals, Renee Stavros Code Enforcement, Renee Stavros Landscape, Henry Angelino Maintenance, Sergio Gonzalez Safety, Allied Universal Site Supervisor, Gene Rowell B. Ratify Emergency Email Vote Revised Common Administrative Operating Budget 2023-2024 ACTION Cays Entrance Exterior Landscaping Renovation 	24-25 26-28 29-30 31-32 33-35 36-41 42-43
XII.	UNFINISHED BUSINESS:A. Resolution 23-02 Multi-Lot HomesB. Coronado Cays Park Master PlanDISCUSSION	44
XIII.	NEW BUSINESS:ACTIONA. Appoint Inspector of Elections – Lynda PippengerACTIONB. Assumption of Cays Resort Inc. Lease WaterwaysACTIONC. Delinquent Accounts: Intent to Lien/LienACTION1. APPROVE Intent to Lien/Lien on Account 227857ACTION	45
XIV.	CORRESPONDENCE:A. Email from 36 Kingston Court dtd April 30, 2023 – Removal of TreeDISCUSSION	46-49
XV.	ANNOUNCEMENTS:A. Next Scheduled Open Meeting of the Board is June 22, 2023 at 2:00 pmB. Annual Meeting Scheduled for Friday, August 25, 2023	
XVI.	ADJOURNMENT	