

C.C.H.O.A.  
505 Grand Caribe Cswy.  
Coronado, CA 92118



Office 619.423.4353  
Fax 619.424.3923  
[www.cchoa.org](http://www.cchoa.org)

## HOMEOWNERS ASSOCIATION

Greetings everybody,

We have some good news. The Board of Directors approved to contract with Nautilus general contractors for \$13,710 on Thursday, March 23, 2023. This contract award is for Pre-Construction efforts only, not construction. The detailed Pre-construction scope of work is attached for your information and includes generating construction drawings and collecting sub-contractor bids for the construction phase. Contracting with a general contractor to manage the construction phase will be separate from the pre-construction phase but Nautilus could be selected for that phase as well.

In order to refresh our memories, the newsletter dated January 26, 2023 is provided on the CCHOA website. Click on “Document Center” on the left under MAIN MENU, then click on “Montego Parking Garage Update” on the right under CHOOSE A CATEGORY. Please refer to the fourth paragraph which details how the owners will be included in Town Hall meetings and advisory ballots. A copy of the architect’s rendering for the new parking structure can also be found there. [http://www.cchoa.org/document\\_view.asp?id=725](http://www.cchoa.org/document_view.asp?id=725)

Nautilus will also keep us informed on the various aspects of the project as it moves along. After the contract is signed, which will be very soon, their preconstruction management will begin. It has been estimated that this process will take nine months before the actual construction contract is awarded. Approximate timelines for rebuilding would be announced at this time, near the end of 2023. Construction would not start until 2024.

In other news, the CCHOA is working with Baker Electric to submit a solar application for Montego to include a solar panel array to supply the common areas and units prior to April 14th deadline for NEM 2.0. The application will not obligate us to install a solar array but will preserve our ability to obtain the higher power production credits under NEM 2.0 versus the impending NEM 3.0 program as long as we install a solar power system in the next three years.

The CCHOA and all of us realize the continued inconveniences of open parking and the lack of storage on site. Once again, thank you for your understanding and patience.

MV Director: Janice Nierenhausen  
[DirMontego@cchoa.org](mailto:DirMontego@cchoa.org)