

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

**June 29, 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 June 29, 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 May 25, 2023

***ACTION***

**VII.   COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee:

***PROJECT LINKS***

1. **RECEIVE** AECC Meeting Minutes for May 9, 2023

***HANDOUT ACTION***

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

i. 4 Sandpiper Strand – Extend Construction Deadline

*Recommends to Approve*

Projected finish date was 04/23/23, construction reported to be finished on 05/29/23. Final inspection required finishing work to be removed; requesting additional time to finish project; proposed new finish date 09/30/23.

ii. 48 Port Royale Road – Stairway(s)

*Recommends to Approve with Condition*

Architectural drawings received for the front and side yard stairways. The Committee pointed out that the application did not reflect a request to consider the interior stairway and the removal of a beam in the garage, which were on the proposed plan and have been excluded from this recommendation for approval.

iii. 42 Admiralty Cross – Major Remodel

*Recommends to Approve as Submitted*

Proposing a major remodel to interior & exterior, new roof, siding, stucco. Windows & doors, and guard rails, increasing the square footage 316 square feet. A revised plan, dated 06/16/23, removes the proposed bathroom from the attic space.

iv. 44 Admiralty Cross – Replace Dock & Gangway

*Recommend to Approve as Submitted*

Proposing to remove & replace an existing dock and gangway.

v. 31 Buccaneer Way – Replace Dock & Gangway

*Recommends to Approve as Submitted*

Proposing to remove & replace an existing dock and gangway.

vi. 89 Tunapuna Lane – Addition

*Recommends to Approve with Condition*

Proposing to enclose an upper-level balcony of a condominium unit, increasing the square footage 56 square feet with new French doors that open to a Juliet style balcony and new railing.

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. Grand Caribe Task Force Meeting Minutes for April 12, 2023

***ACTION***

2. Grand Caribe Task Force Meeting Notes for May 17, 2023

***ACTION***

## VIII. CONTRACT CONSENT CALENDAR:

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 – Wood Repairs
  - 1. Budget: \$36,987
  - 2. Sole Source bid from Cal South based on preferred maintenance service contractor for \$38,728 for just east side building.
  - 3. **APPROVE** to contract with Cal South for \$38,728
- B. Antigua Village – Painting Wood Fences, Stairs, Trellises
  - 1. Budget: \$79,787
  - 2. Bids from CertaPro for \$72,810, Cal Paint for \$192,370, LP Construction for \$105,800, and Cal South for \$71,500 (does not include roof items)
  - 3. **APPROVE** to contract with CertaPro for \$72,810
- C. Mardi Gras Village – Painting Complete
  - 1. Budget: \$133,385
  - 2. Bids from CertaPro for \$117,510, CalPaint for \$147,500, LP Construction for \$108,000
  - 3. **APPROVE** to contract with LP Construction for \$108,000
- D. Trinidad Village – Painting Trim/Metal/Wood
  - 1. Budget: \$212,000
  - 2. Bids from CertaPro for \$229,685, Cal Paint for \$663,000, LP Construction for \$203,600
  - 3. **APPROVE** to contract with LP Construction for \$203,600
- E. Bahama Village – Painting Trim/Metal/Wood
  - 1. Budget: \$154,700
  - 2. Bids from CertaPro for \$118,915, Cal Paint for \$218,400, LP Construction for \$125,200, Patriot for \$154,700
  - 3. **APPROVE** to contract with CertaPro for \$118,915
- F. Port Royale Village – Painting Trim/Metal/Wood
  - 1. Budget: \$65,910
  - 2. Bids from CertaPro for \$58,990, Cal Paint for \$95,650, LP Construction for \$97,200
  - 3. **APPROVE** to contract with CertaPro for \$58,990
- G. Jamaica Village – Painting Complete
  - 1. Budget: \$147,002
  - 2. Bids from CertaPro for \$82,340, Cal Paint for \$208,560, LP Construction for \$114,000, Patriot for \$112,623
  - 3. **APPROVE** to contract with CertaPro for \$82,340
- H. Mardi Gras Village – Roofing Tile – Phase 3
  - 1. Budget: \$625,357
  - 2. Bids from Diamond Roofing for \$713,700, LP Construction for \$623,879, Platinum Roofing failed to submit
  - 3. **APPROVE** to contract with LP Construction for \$623,879
- I. Trinidad Village – Seawall Maintenance
  - 1. Budget: \$12,607
  - 2. Sole Source Bid from LP Construction for \$6,050 as preferred seawall repair contractor
  - 3. **APPROVE** to contract with LP Construction for \$6,050
- J. Montego Village - Seawall Maintenance
  - 1. Budget: \$8,405
  - 2. Sole Source Bid from LP Construction for \$3,500 as preferred seawall repair contractor
  - 3. **APPROVE** to contract with LP Construction for \$3,500
- K. Jamaica Village – Seawall Maintenance
  - 1. Budget: \$25,000
  - 2. Sole Source Bid from LP Construction for \$6,050 as preferred seawall repair contractor
  - 3. **APPROVE** to contract with LP Construction for \$6,050
- L. Bahama Village – Seawall Maintenance
  - 1. Budget: \$12,607
  - 2. Sole Source Bid from LP Construction for \$6,050 as preferred seawall repair contractor
  - 3. **APPROVE** to contract with LP Construction for \$6,050
- M. Mardi Gras Trinidad Village – Seawall Maintenance
  - 1. Budget: \$10,600 in FY22-23 and \$20,000 in FY23-24
  - 2. Sole Source Bid from LP Construction for \$11,600 as preferred seawall repair contractor
  - 3. **APPROVE** to contract with LP Construction for \$11,600

- N. Port Royale Village – Seawall Maintenance
  - 1. Budget: \$9,671
  - 2. Sole Source Bid from LP Construction for \$3,585 as preferred seawall repair contractor
  - 3. **APPROVE** to contract with LP Construction for \$3,585

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

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

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

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

- A. Department Summary Reports
  - 1. Administrative Approvals, Renee Stavros
  - 2. Code Enforcement, Renee Stavros
  - 3. Landscape, Henry Angelino
  - 4. Maintenance, Sergio Gonzalez
  - 5. Safety, Allied Universal Site Supervisor, Gene Rowell
- B. Cays Entrance Exterior Landscaping Renovation ***ACTION***

**XII. UNFINISHED BUSINESS:**

- A. Coronado Cays Park Master Plan ***DISCUSSION***

**XIII. NEW BUSINESS:**

- A. Candidates for Director: ***ACTION***
  - Kingston – Rick Hine
  - Montego – Janice Nierenhausen, Robert Peters
  - Blue Anchor – Mark Crisson, Yi Cindy Lui
  - Port Royale – Rebecca Lock
  - Mardi Gras – Bob Rood
- B. 45 Sandpiper Strand Windows
- C. Delinquent Accounts: Intent to Lien/Lien ***ACTION***

**XIV. CORRESPONDENCE:**

- A. None

**XV. ANNOUNCEMENTS:**

- A. Next Scheduled Open Meeting of the Board is July 27, 2023 at 2:00 pm
- B. Annual Meeting Scheduled for Friday, August 25, 2023 at 5:00 pm

**XVI. ADJOURNMENT**