

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

**July 27, 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 July 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 June 29, 2023

***ACTION***

**VII.     COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee:

***PROJECT LINKS***

1. **RECEIVE** Amended AECC Meeting Minutes for June 13, 2023
2. **RECEIVE** AECC Meeting Minutes for July 11, 2023

***ACTION***

***ACTION***

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

- i. 2 Gingertree Lane – Remodel Approval Expired

CCHOA approval expired on 04/23/22; Unapproved modifications on plan to be removed, specifically, the railing on the roof, for which a Stop Work was issued on 06/19/23.

- ii. 9 Sixpence Way – Extend Construction Deadline

***Recommends to Approve***

Remodel approval expired on 03/28/23; Requesting to extend construction deadline to 08/30/23.

- iii. 2 The Inlet – Deck, Landscape & Fence Replacement

***Recommends to Approve***

Proposing to remove & replace existing wood fence along east side of the home and remove hardscape in rear yard and level for new patio & turf. Replace existing decking material and expand to the north and east. Retain columns and footings.

- B. Cays Entrance Ad Hoc Committee – Henry Angelino

***UPDATE***

1. Cays Entrance Rear Wall

***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 June 21, 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 – 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 \$85,846

3. **APPROVE** to contract with Cal South for \$85,846 based on contractor conducting wood repairs and pricing

- B. Trinidad Village – Mailbox Replacements
  - 1. Budget: \$43,415 Cluster and Dual combined
  - 2. Sole source bid from National Mailboxes for \$39,303 based on preferred USPS-approved provider
  - 3. **APPROVE** to contract with National Mailbox for \$39,303

**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*
- B. **RECEIVE** the Treasurer’s Report for June 2023, Pending Audit or Review *ACTION*
  - 1. Review Bank Reconciliation Summary, June 2023 *ACTION*
    - (a) CIT Bank – Operating Account, June 30, 2023
    - (b) Wells Fargo Advisors – Reserve Account, June 30, 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

**XII. UNFINISHED BUSINESS:**

- A. Coronado Cays Park Master Plan *DISCUSSION*
- B. Resolution 23-01: Member Handbook Section 9.0 AECC *ACTION*

**XIII. NEW BUSINESS:**

- A. SB 326 Inspection Timeline *DISCUSSION*
- B. Jamaica Village Yield Signs *DISCUSSION*
- C. Delinquent Accounts: Intent to Lien/Lien Account 227569 *ACTION*

**XIV. CORRESPONDENCE:**

- A. None

**XV. ANNOUNCEMENTS:**

- A. Next Scheduled Open Meeting of the Board is September 28, 2023 at 2:00 pm
- B. Annual Meeting Scheduled for Friday, 5:00 pm August 25, 2023 at Loews Coronado Bay Resort

**XVI. ADJOURNMENT**