



Homeowners Association

**51ST ANNUAL MEMBERSHIP MEETING and ELECTION OF DIRECTORS
MEETING MINUTES
September 1, 2022**

- I. CALL TO ORDER
- A. President Dennis Thompson called the Coronado Cays Homeowners Association¹ Annual Membership Meeting to order at 5:00 p.m. at the Loews Coronado Bay Resort.
- II. ESTABLISH A QUORUM
- A. Quorum was achieved with 499 ballots at 5:07 p.m.
- III. ROLL CALL
- A. Board Members Present:
- | | | | |
|----------------|-----------------|---------------------|-----------|
| President | Dennis Thompson | Antigua Village | 2020-2022 |
| Vice President | Tom Schibler | Trinidad Village | 2020-2022 |
| Secretary | Becki Lock | Port Royale Village | 2011-2023 |
| Director | Rudy Dew | Green Turtle Cay | 2021-2022 |
| Director | Kim Tolles | Bahama Village | 2020-2022 |
| Director | Rick Hine | Kingston Village | 2021-2023 |
| Director | Mark Crisson | Blue Anchor Cay | 2021-2023 |
- B. Others Present:
General Manager Henry Angelino
Legal Counsel Jon Epsten, Esq., Epsten APC
- IV. WELCOME – Dennis Thompson, President
- V. INTRODUCTION OF INSPECTORS OF ELECTIONS – Dennis Thompson, CCHOA President
- A. Coronado Cays resident Cynthia Albert shall serve as Chief Inspector of Elections.
- VI. INTRODUCTION OF CANDIDATES- Dennis Thompson, CCHOA President
- | | | |
|----|------------------|------------------|
| A. | Deanna Sheldon | Jamaica Village |
| B. | Steve Steinfeldt | Jamaica Village |
| C. | Rudy Dew | Green Turtle Cay |
| D. | Dennis Thompson | Antigua Village |
| E. | Gary Davidson | Bahama Village |
| F. | April Heinze | Bahama Village |
| G. | Tom Schibler | Trinidad Village |
- VII. COUNTING OF THE BALLOTS
- A. Counting of the ballots began at 5:18 p.m.
- VIII. GUEST RECOGNITION – Dennis Thompson, CCHOA President
- | | |
|-------------------|-------------------------------|
| City of Coronado | Mayor Richard Bailey |
| City of Coronado | Councilmember Mike Donovan |
| City of Coronado | Councilmember Marvin Heinze |
| City of Coronado | City Manager Tina Friend |
| City of Coronado | Fire Chief, Mike Blood |
| City of Coronado | Police Captain, Lazlo Waczek |
| Port of San Diego | Commissioner Frank Urtasun |
| Alliant Insurance | Robby Savich, Rosemary Bailey |

¹ California Department of Corporations Entity number C0575078

Epsten APC (legal)	Jon Epsten, Esq.
Allied Universal	Gene Rowell, Site Supervisor
Wells Fargo Advisors	Tim Cusick

IX. INTRODUCTION OF COMMITTEES – Dennis Thompson, CCHOA President

Volunteers play a key role in your HOA. Our office administrative staff is comprised of only six people, so volunteers are essential for the HOA to be effective and responsive.

The Architectural and Environmental Control Committee was established to preserve the Coronado Cays community in an attractive manner for the enjoyment of residents and protection of property values.

Kevin Brenden, Chair	Port Royale
Lynda Pippenger	Antigua
Tom Schibler	Trinidad
Sig Kupka	Blue Anchor
Steve Lock	Port Royale

Finance Committee provides the Board and Staff with reports, recommendations, and suggestions regarding all aspects of finance for Coronado Cays.

Bob Rood, Chair,	Blue Anchor
Tom Bernitt	Jamaica
Steve Berger	Antigua
Dan Schreiber	Bahama
Dan Hunting	Kingston
Randy Riecken	Montego
Jim Besikof	Blue Anchor
Bob Dilworth	Blue Anchor
Mary Ann Labate	Port Royale

Grand Caribe Task Force established to advance public policies that will assure non-commercial, low impact, publicly accessible use of Grande Caribe Isle, which use is acceptable to Cays residents and the City of Coronado and compatible with environmental impact goals for South San Diego Bay.

Kim Tolles, Chair	Bahama
Betty Schulman	Green Turtle
Mary Berube	Antigua
Jim Besikof	Blue Anchor
Eva Escalante	Port Royale
Liza Butler	Kingston

Silver Strand Beautification Project

We have many capable, talented people here in the Cays, and volunteering with your HOA as a Board or Committee member is a great way to give back and help improve your community as well as a way to meet new people and learn new things. Please contact the HOA office if you would like to volunteer.

X. RV RESORT – Kim Tolles, Presentation

- A. The Public Trust Doctrine – From the California State Lands Commission
- B. Port of San Diego Master Plan – Envisions a real Green Belt around San Diego Bay
- C. Port Chair Says – NO hotel at Ferry Landing, NO Hotel in the Cays and NO Promenade
- D. Grand Caribe Isle and South Cays Subdistrict Vision
- E. Port Master Plan – Draft Programmatic Environmental Impact Report

XI. PRESIDENT'S REPORT

- A. CCHOA Board of Directors Governing Principles ~ Power Point Presentation
- B. General Manager Evaluation Process ~ Power Point Presentation
- C. CCHOA Goals 2021-2022 ~ Power Point Presentation

XII. GENERAL MANAGER'S REPORT – Henry Angelino

- A. General Manager Angelino recognized staff for their dedicated service to the Cays, acknowledging their part in achieving the many accomplishments throughout the year.

The Administrative Department:

- Kathie Kaiwi, Administrative Manager
- Renee Stavros, Code Enforcement / AECC Coordinator / Landscape Liaison
- Brianna Guido, Administrative Assistant
- Donna Torregano, Member Services

The Maintenance Department

- Sergio Gonzalez, Facilities Manager
- Mario Salas, Maintenance Foreman
- Abel Radilla, Maintenance Technician
- David Sanchez, Maintenance Technician
- Rusty Inocencion, Maintenance Technician and Electrician
- Victor Elizondo, Maintenance Technician
- Hugo Ruiz, Maintenance Technician
- Richard Burch, Pool Technician
- Maxi Peraza, Custodial Technician

- B. Accomplishments 2021-2022

- Trinidad/Kingston Clubhouse Renovation
- Antigua/Bahama Pool Restroom Renovation
- Mardi Gras – Correcting Stucco Spalling, Corroded Roof Drip Edge and Replacing Roofing Paper
- Montego Parking Garage – Structure Demolition
- Maintenance Building Renovation
- Irrigation Controller Upgrades
- Changed to Crossman Landscaping Maintenance Services
- Updated Section 9 of the Members Handbook that Governs Architectural and Landscape Changes

- C. Projects 2022-2023

- Montego Village Parking Structure Advisory Vote Supporting a Solar Ready Carport
- Cays Entrance Rear Wall Renovation to Include Expanded Pedestrian Sidewalks, New Mini Pergolas, New Decorative Tile and New Tiled Benches.
- Kingston and Antigua Dock Renovations
- Kingston Pipelining
- Jamaica Beach Concrete Stair Replacements
- NAVAIDS #3, #7, and #17 Replacement
- Painting Projects for Jamaica, Montego, Port Royale and Mardi Gras, with Bahama to Follow.
- Seawall Survey and Repairs

- D. Path to Success – Focus Areas ~ Power Point Presentation

- Help Our Staff Support You
- Get Involved in Your Community and Express Your Opinion During Public Outreach Events and Surveys.
- Port Lease Renewal

XIII. TREASURER'S REPORT - Bob Rood ~ Power Point Presentation

XIV. QUESTIONS and ANSWERS

- A. Question and answer session was held from 5:35 p.m. to 6:47 p.m.

XV. APPROVAL OF 2022 ANNUAL MEETING MINUTES

- A. **438 ballots were cast to: Approve** the August 25, 2021 Annual Meeting minutes as submitted.

- XVI. 2021-2022 Fiscal Year End Transfer of Excess Operating Funds
A. **442 ballots were cast to: Approve** transfer of excess operating funds from 2021/2022 fiscal year to the 2022/2023 Reserve account.

XVII. ELECTION RESULTS

The counting of ballots was completed at 6:47 p.m.

- | | |
|---------------------|---------------------|
| A. Jamaica Village | |
| Deanna Sheldon | Number of Votes: 49 |
| Steve Steinfeldt | Number of Votes: 17 |
| B. Green Turtle Cay | |
| Rudy Dew | Number of Votes: 67 |
| C. Antigua Village | |
| Dennis Thompson | Number of Votes: 56 |
| D. Bahama Village | |
| Gary Davidson | Number of Votes: 40 |
| April Heinze | Number of Votes: 33 |
| E. Trinidad Village | |
| Tom Schibler | Number of Votes: 43 |

The new directors for these villages for the term 2022 to 2024 are Deanna Sheldon, Rudy Dew, Dennis Thompson, Gary Davidson, and Tom Schibler.

XVIII. ANNOUNCEMENTS

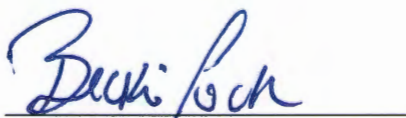
- A. A Special Meeting of the Board to Elect Board Officers will be held at a date to be determined. Members are invited to attend.
- B. The next Regular Meeting of the Board of Directors is scheduled for Thursday, September 28, 2022 at 2:00 p.m. in the Grand Caribe Room.

XIX. ADJOURNMENT

- A. There being no additional business, the Annual Membership Meeting was adjourned at 6:50 p.m.



Board President



Board Secretary