

C.C.H.O.A.
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Homeowners Association

52ND ANNUAL MEMBERSHIP MEETING and ELECTION OF DIRECTORS MEETING MINUTES September 14, 2023

- I. CALL TO ORDER
- A. President Mark Crisson 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 403 ballots at 5:00 p.m.
- III. ROLL CALL
- A. Board Members Present:
- | | | | |
|-------------------|---------------------|---------------------|-----------|
| President | Mark Crisson | Blue Anchor Cay | 2021-2023 |
| Vice President | Tom Schibler | Trinidad Village | 2022-2024 |
| Secretary | Becki Lock | Port Royale Village | 2021-2023 |
| Treasurer | Bob Rood | Mardi Gras Village | 2021-2023 |
| Director, interim | Drew Couto | Jamaica Village | 2023-2024 |
| Director | Rudy Dew | Green Turtle Cay | 2022-2024 |
| Director | Dennis Thompson | Antigua Village | 2021-2023 |
| Director | Gary Davidson | Bahama Village | 2020-2022 |
| Director | Rick Hine | Kingston Village | 2021-2023 |
| Director | Janice Nierenhausen | Montego Village | 2021-2023 |
- B. Others Present:
- General Manager Henry Angelino
Legal Counsel Jon Epsten, Esq., Epsten APC
- IV. WELCOME – Mark Crisson, President
- V. INTRODUCTION OF INSPECTORS OF ELECTIONS – Mark Crisson, CCHOA President
- A. Coronado Cays resident Lynda Pippenger shall serve as Chief Inspector of Elections.
- VI. INTRODUCTION OF CANDIDATES- Dennis Thompson, CCHOA President
- | | | |
|----|---------------------|---------------------|
| A. | Rick Hine | Kingston Village |
| B. | Janice Nierenhausen | Montego Village |
| C. | Mark Crisson | Blue Anchor Cay |
| D. | Yi Cindy Liu | Blue Anchor Cay |
| E. | Becki Lock | Port Royale Village |
| F. | Bob Rood | Mardi Gras Village |
- VII. COUNTING OF THE BALLOTS
- A. Counting of the ballots began at 5:02 p.m.
- VIII. GUEST RECOGNITION – Mark Crisson, CCHOA President
- | | |
|------------------|-----------------------------|
| City of Coronado | Mayor Richard Bailey |
| | Councilmember Mike Donovan |
| | Councilmember Carrie Downey |
| | Councilmember John Duncan |
| | Councilmember Casey Tanaka |

¹ California Department of Corporations Entity number C0575078

	City Manager Tina Friend
	Fire Chief, Jayson Summer
	Police Chief, Chuck Kaye
Allied Universal	Gene Rowell, Site Supervisor
Crossman Landscaping	Jose Alvarez
	Luis Guzman
Epsten APC (legal)	Jon Epsten, Esq.

IX. INTRODUCTION OF COMMITTEES – Mark Crisson, 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

Cays Entrance Ad-Hoc Committee provides recommendations, and review of design elements for the renovation of the entrance to the Cays

Kim Tolles, Chair	Bahama
Carolyn Rogerson	Green Turtle
Bruce Hageman	Antigua
Liza Butler	Kingston
Brandalyn Dennis	Kingston
Helen Kupka	Blue Anchor

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

Bob Rood, Chair,	Mardi Gras
Tom Bernitt	Jamaica
Dan Schreiber	Bahama
Dan Hunting	Kingston
Jim Besikof	Blue Anchor
Wade McKnight	Mardi Gras

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. GENERAL MANAGER'S REPORT – Henry Angelino
- A. President Mark Crisson introduced General Manager Angelino.
 - B. General Manager Henry 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
- Nancy Galvan, Office Assistant

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
- David Mora, Maintenance Technician
- Richard Burch, Pool Technician
- Maxi Peraza, Custodial Technician

- B. Accomplishments 2022-2023
 - Kingston Water Supply Pipe Lining
 - Navigation Aid Replacements
 - Painting Projects – Jamaica, Bahama, Montego, Port Royale and Mardi Gras
 - HOA Maintenance Building Refurbishment
 - Landscape Maintenance Contractor Integration
 - Cays Entrance Rear Wall Renovation
 - Bahama Village Greenway Renovation
 - Preventative Maintenance Program Executed
- C. Projects 2023-2024
 - Montego Parking Structure Rebuild
 - Cays Entrance Landscape Renovation
 - Kingston and Antigua Dock Renovations
 - Jamaica Dock Pile Replacements
 - Painting Projects – Jamaica, Bahama, Antigua, Trinidad, Port Royale and Mardi Gras
 - Mardi Gras Townhome Tile Roof Renovations
 - HOA Administrative Building Refurbishment
 - Solar Projects
- D. Seawall Survey and Repairs
 - Complete Seawall Survey Performed in June 2021
 - Survey Results Shared with Membership and City in 2021
 - Commenced CCHOA-Owned Seawall Repairs
 - Voids Identified and Repaired – December 2022
 - Cautionary Berm Levels – Sand Replenishment
 - Admiralty Cross CIP – City of Coronado \$1MM
 - City of Coronado Seawall Survey in Progress
 - Plan/Timeline for Repairs by City
- E. Path to Success – Focus Areas
 - Maintenance – Projects, Preventative Sustainability
 - Landscaping – Consistency, Standards, Responsiveness
 - Owner Care, Staffing, Communications
 - Efficient Accounting Services, Collections

- Code Enforcement and Architectural Compliance
- Addressing the Future of The Cays and Grand Caribe Isle

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. TREASURER’S REPORT - Bob Rood ~ Power Point Presentation

XIII. QUESTIONS and ANSWERS

- A. Question and answer session was held from 5:40 to 5:55 p.m.

XV. APPROVAL OF 2022 ANNUAL MEETING MINUTES

- A. **368 ballots were cast to: Approve** the September 1, 2022 Annual Meeting minutes as submitted.

XVI. 2022-2023 Fiscal Year End Transfer of Excess Operating Funds

- A. **366 ballots were cast to: Approve** transfer of excess operating funds from 2022-2023 fiscal year to the 223-2024 Reserve account.

XVII. ELECTION RESULTS

The counting of ballots was completed at 5:55 p.m.

- A. Kingston Village
Rick Hine Number of Votes: 41
- B. Montego Village
Janice Nierenhausen Number of Votes: 24
- C. Blue Anchor Cay
Mark Crisson Number of Votes: 45
Yi Cindy Liu Number of Votes: 8
- D. Port Royale Village
Becki Lock Number of Votes: 63
- E. Mardi Gras Village
Bob Rood Number of Votes: 42

The new directors for these villages for the term 2023 to 2025 are Rick Hine, Janice Nierenhausen, Mark Crisson, Becki Lock and Bob Rood.

- F. The new Board of Directors elected the following officers for the 2023-2024 fiscal year: Marc Crisson as President, Tom Schibler and Vice President, Becki Lock as Secretary and Bob Rood as Treasurer.

XVIII. ANNOUNCEMENTS

- A. The next Regular Meeting of the Board of Directors is scheduled for Thursday, September 28, 2023 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 5:58 p.m.

Board President

Board Secretary