

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

**September 28, 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 September 28, 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 July 27, 2023

ACTION

B. Special Open Meeting Minutes for August 28, 2023

ACTION

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

PROJECT LINKS

1. **RECEIVE** AECC Meeting Minutes for September 13, 2023

ACTION

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

i. 51 SPINNAKER WY – Remodel

Recommends to Approve

Proposing to remove bearing wall, reinforcements per plan. No additional square footage.

ii. 30 MARDI GRAS RD – Major Remodel

Recommends to Approve

Proposing a major remodel, new windows & doors, replace precast columns with brick & new paint with village approved colors. Increase square footage 103 sq. feet.

iii. 41 THE POINT – Second-Story Addition

Recommends to Approve

New second story addition over garage, 1098 sq. ft, adding 3 bedrooms & 2 baths and new game room, new spiral staircase to access rooftop, new windows & doors & skylights as needed. New landscape, new glass railings & gate at bulkhead. Updating the AC system.

iv. 2 GINGERTREE LANE – Extend Time

Recommends to Approve

Approval expired on 05/15/23, proposing a three (3) month extension, until 01/15/24 for remodel, fence & roof.

2. Resignation of Steve Lock

DISCUSSION

3. Appointment of Thomas Gorman (Antigua)

ACTION

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

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. Admin Building AC Unit Replacement (Calypso Café)
 - 1. Budget: \$10,728
 - 2. Sole source bid received from Action Air, CCHOA AC Service Provider, for \$15,938,
 - 3. APPROVE to contract with Action Air for \$15,938 as sole source
- B. Kingston – Unit 83 Fire Restoration
 - 1. Budget: \$65,998 with an additional \$25,000 from owner insurance
 - 2. Sole source bid received from owner’s contractor, Paul Davis Construction, for \$84,410
 - 3. APPROVE to contract with Paul Davis Construction for \$84,410 as sole source
- C. Admin Building – Exterior Wood Repairs
 - 1. Budget: \$312,000 in FY 2024-2025
 - 2. Sole source bid received from Cal South, CCHOA Maintenance Service Contractor for \$7,680
 - 3. APPROVE to contract with Cal South for \$7,680 as sole source
- D. Antigua Village – Roofing Maintenance (Repairs to bubbles in coating)
 - 1. Budget: \$10,609
 - 2. Sole source bid received from LP Construction for \$16,200 based on highly technical work
 - 3. APPROVE to contract with LP Construction for \$16,200 as sole source

IX. PRESIDENT’S REPORT: Tom Schibler

X. TREASURER’S REPORT: Robert Rood

- A. RECEIVE the Treasurer’s Report for August 2023, Pending Audit or Review *ACTION*
 - 1. Review Bank Reconciliation Summary, August 2023 *ACTION*
 - (a) CIT Bank – Operating Account, August 31, 2023
 - (b) Wells Fargo Advisors – Reserve Account, August 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

XII. UNFINISHED BUSINESS:

- A. Coronado Cays Park Master Plan *DISCUSSION*
- B. Resolution 23-01: Member Handbook Section 9.0 AECC *ACTION*
- C. Cottages at the Cays *DISCUSSION*
- D. 2023-2024 General Manager Goals *ACTION*

XIII. NEW BUSINESS:

- A. Owner Responsibility for Condominium Units and Damage *ACTION*
- B. Delinquent Accounts: Intent to Lien/Lien *ACTION*
 - 1. Account 227860

XIV. CORRESPONDENCE:

- A. None

XV. ANNOUNCEMENTS:

- A. Next Scheduled Open Meeting of the Board is October 19, 2023 at 2:00 pm

XVI. ADJOURNMENT