

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

**June 27, 2024
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 June 27, 2024 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 30, 2024 | <i>ACTION</i> | 80-84 |
| B. Ratify May 31, 2024 Emergency Email Vote – Roofline Lawsuit | <i>ACTION</i> | |
| C. Special Open Meeting Minutes for June 18, 2024 | <i>ACTION</i> | 85-86 |

VII. COMMITTEE REPORTS:

- | | | |
|---|---------------------------------------|-------|
| A. Architectural and Environmental Control Committee: | <i>PROJECT LINKS</i> | |
| 1. RECEIVE AECC Meeting Minutes for June 11, 2024 | <i>ACTION</i> | 87-88 |
| (a) Old Business: | | |
| i. <u>40 Green Turtle</u> – Modifications/New Construction
Modifications to previously approved plan, dated 04/28/23, from a major remodel to new construction. Additional fees/deposit have been collected. | | |
| (b) New Business: (All Indemnity Agreements are completed, and deposits collected. There are no outstanding balances on accounts) | | |
| i. <u>4 Bahama Bend</u> – Junior ADU/Remodel <i>Recommends to Deny</i>
Proposal for a Junior Accessory Dwelling Unit with 174 sq.ft., a new second-story addition, increasing the floor area 401 sq.ft., a new pool house with 143 sq.ft. and extending the rear patio and the upper rear deck 313 sq.ft. each. Additional information is requested, specifically: 1) verify sq.ft. and height of proposed pool house, 2) remove window on the front of the house facing the driveway, 3) currently does not comply with Section 9.17.2.2 and 9.17.2.3 of the CCHOA Member Handbook, 4) JADU needs separate entrance. | | |
| ii. <u>5 Sandpiper Strand</u> – Dock/Piles <i>Recommends to Approve</i>
Proposal to remove and replace three existing piles, like for like. This wharfage area is located in Port waters. | | |
| iii. <u>102 Tunapuna Lane</u> – Replace Existing Deck <i>Recommends to Approve</i>
Proposal to replace an existing second-story deck in rear yard using the same footings, same size, and location with a glass railing. | | |
| B. Cays Entrance Ad Hoc Committee – Henry Angelino | <i>UPDATE</i> | |
| C. Finance Committee – Robert Rood | <i>See Item X. Treasurer’s Report</i> | |
| D. Grand Caribe Task Force – Mark Crisson | <i>UPDATE</i> | |
| 1. Letter ref GCSP Enforcement | <i>DISCUSSION</i> | 89-90 |
| 2. Letter regarding dredging the channel south of GCI | <i>DISCUSSION</i> | 91-92 |

VIII. CONTRACT CONSENT CALENDAR:

ACTION

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. Kingston Village – Reseal Balconies and Landings
 - 1. Budget: \$53,202
 - 2. Bids received from Cr9 for \$136,885; M15 for \$44,160; and LP for \$104,100
 - 3. **APPROVE** to contract with M15 for \$44,160 93-94
- B. Kingston Village – Waterside Column Tile Installation
 - 1. Budget: \$24,565
 - 2. Bids from Cal South for \$23,375; LP Construction for \$26,670; M15 for \$24,510
 - 3. **APPROVE** to contract with Cal South for \$23,375 95
- C. Port Royale Village – Repair and Painting Fences and Walls
 - 1. Budget: \$12,000
 - 2. Sole source bid from Lexus Painting for \$2,300 as preferred contractor based on previous bids
 - 3. **APPROVE** to contract with Lexus Painting for \$2,300 96
- D. Mardi Gras – Weep Screed Replacement
 - 1. Budget: \$44,640
 - 2. Sole source bid from M-15 for \$44,640 as preferred contractor based on previous bids
 - 3. **APPROVE** to contract with M-15 for \$44,640 97-98
- E. Common – Vehicle Replacement
 - 1. Budget: \$46,350
 - 2. Bid from Nissan for \$38,889, additional offers pending
 - 3. **APPROVE** vehicle purchase up to \$46,350
- F. Trinidad Village – Replace Cracked Wall at 90 Trinidad Bend (Owner Responsibility)
 - 1. Budget: \$28,500 (Paid to Contractor by Owner)
 - 2. Sole source bid received from Premiere Home Remodeling for \$28,500 based on Owner preference/CCHOA verification
 - 3. **APPROVE** to contract with Premiere Home Remodeling for \$28,500 99-101

IX. PRESIDENT’S REPORT: Mark Crisson

X. TREASURER’S REPORT: Bob Rood

- A. **RECEIVE** the Treasurer’s Report for May 2024, Pending Audit or Review **ACTION** 102-103
 - 1. **APPROVE** Bank Reconciliation Summary, May 2024 **ACTION** 104
 - (a) First Citizens Bank – Operating Account, May 31, 2024
 - (b) Wells Fargo Advisors – Reserve Account, May 31, 2024
 - 2. **APPROVE** Expenses Over \$10,000 **ACTION** 105
 - 3. **APPROVE** Reserve Investment Summary and Disclosure **ACTION** 106

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 107-108
 - 2. Code Enforcement, Renee Stavros 109-111
 - 3. Landscape, Henry Angelino 112-113
 - 4. Maintenance, Sergio Gonzalez 114-115
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 116-119

XII. UNFINISHED BUSINESS:

- A. Announce Candidates for Village Director
 - Jamaica Village Drew Couto
 - Green Turtle Cay Rudolph Dew
 - Antigua Village Christine Thompson
 - Bahama Village Diane Fishel
 - Trinidad Village Tom Schibler

XIII. NEW BUSINESS:

- A. Clubhouse Use – Recurring Events **DISCUSSION** 120
- B. EcoSave Technologies – Mooring for Services Request **ACTION**

C. Delinquent Accounts: Intent to Lien/Lien:

1. Account 226851
2. Account 226835

ACTION
ACTION

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. The next Open Session Meeting is scheduled for July 25, 2024 at 2:00 pm.
- B. 2024 Annual Meeting – August 29, 2024 at 5:00 p.m. Loews Coronado Bay Resort.

XVI. ADJOURNMENT: