

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

**October 19, 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

Cays Park Master Plan – Presentation by the Schmidt Design Group

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on October 19, 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 September 28, 2023

ACTION 34-37

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

PROJECT LINKS

1. **RECEIVE** AECC Meeting Minutes for October 10, 2023

ACTION 38-40

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

- i. 41 The Point – Remodel/Addition *Recommends to Approve*
Proposing revised plans, dated 09/26/23, with a second-story addition over the garage, increasing the square footage 1098 square feet. Air conditioning system is side by side.
- ii. 87 Kingston Court – Patio Expansion *Recommends to Approve*
Proposing to expand waterside patio on a ground level condominium unit, increasing 208 square feet to accommodate ADA request. Indemnity Agreement has been completed.
- iii. 2 Admiralty Cross – New Dock *Recommends to Approve*
Proposing a new replacement dock and gangway which is already installed.
- iv. 58 Admiralty Cross – Remodel Re-Approval *Recommends to Approve*
Previous approval expired on 09/01/22. Permit issued by City on 07/19/23. Resubmitting plans for reapproval. No modifications to previously approved plan.
- v. 6 Sixpence Way – Extend Time *Recommends to Approve*
Approval expired on 08/24/23, proposing new finish date 04/30/24. This property is a double-lot, well-maintained and noticeable progress. Construction timeline included.
- vii. 15 Sandpiper Strand – Modifications to New Construction *Recommends to Approve*
Proposing to cover area on upper deck on west and east elevation, raising façade walls to 30 feet in height.
- viii. Bahama Village Docks, Inc. – Docks *Recommends to Approve*
Proposing a design, procurement, and manufacture of new sections of dock (like for like).
- ix. 2 Gingertree Lane – Extend Time *Recommends to Approve*
Plans have been received and approved by City. Proposing to extend construction finish date to 01/15/24. Stop Work order has been released on 10/05/23.
- x. 48 Port Royale – Interior Stairway *Recommends to Approve*
Proposing to install a new stairway in the garage.

2. Appointment of Todd Dick (Jamaica)

ACTION 41-42

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|--|---------------------------------------|---------------|-------|
| B. Cays Entrance Ad Hoc Committee – Henry Angelino | | <i>UPDATE</i> | |
| 1. Cays Entrance Rear Wall | | <i>UPDATE</i> | |
| 2. Cays Entrance Circle | | <i>ACTION</i> | 43 |
| C. Finance Committee – Henry Angelino | <i>See Item X. Treasurer’s Report</i> | | |
| D. Grand Caribe Task Force – Henry Angelino | | <i>UPDATE</i> | |
| 1. RECEIVE Grand Caribe Task Force Meeting Minutes for September 13, 2023 | | <i>ACTION</i> | 44-45 |

VIII. CONTRACT CONSENT CALENDAR: None

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.

IX. PRESIDENT’S REPORT: Tom Schibler

X. TREASURER’S REPORT: Henry Angelino

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| A. RECEIVE the Treasurer’s Report for September 2023, Pending Audit or Review | | <i>ACTION</i> | 46-47 |
| 1. APPROVE Bank Reconciliation Summary, September 2023 | | <i>ACTION</i> | 48 |
| (a) CIT Bank – Operating Account, September 30, 2023 | | | |
| (b) Wells Fargo Advisors – Reserve Account, September 30, 2023 | | | |
| 2. APPROVE Expenses Over \$10,000 | | <i>ACTION</i> | 49 |
| 3. APPROVE Reserve Investment Summary and Disclosure | | <i>ACTION</i> | 50-51 |

XI. MANAGER’S REPORT: Henry Angelino

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| A. Department Summary Reports | | | |
| 1. Administrative Approvals, Renee Stavros | | | 52 |
| 2. Code Enforcement, Renee Stavros | | <i>Email Only</i> | |
| 3. Landscape, Henry Angelino | | | 53-54 |
| 4. Maintenance, Sergio Gonzalez | | | 55-56 |
| 5. Safety, Allied Universal Site Supervisor, Gene Rowell | | | 57-59 |

XII. UNFINISHED BUSINESS:

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|--|--|-------------------|-------|
| A. Coronado Cays Park Master Plan Letter | | <i>ACTION</i> | 60-61 |
| B. Antigua Docks – Caulerpa Prolifera | | <i>DISCUSSION</i> | 62 |

XIII. NEW BUSINESS:

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|---|--|-------------------|----|
| A. Surveillance Camera Access | | <i>ACTION</i> | |
| B. Parking Regulations | | <i>DISCUSSION</i> | 63 |
| C. Delinquent Accounts: Intent to Lien/Lien: None | | <i>ACTION</i> | |

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

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| A. Next Scheduled Open Meeting of the Board is December 7, 2023 at 2:00 pm | | | |
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XVI. ADJOURNMENT