

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

**September 26, 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 September 26, 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 July 25, 2024 **ACTION**
- B. Organizational Meeting Minutes for September 5, 2024 **ACTION**

VII. ANNOUNCEMENT OF BOARD and OFFICERS 2024-2025

INFORMATION

| | | |
|---------------------|----------|------------------------------|
| Antigua Village | 65 Votes | Dennis Thompson |
| Bahama Village | 48 Votes | Dianne Fishel |
| Blue Anchor Cay | | Mark Crisson, President |
| Green Turtle Cay | 68 Votes | Rudy Dew |
| Jamaica Village | 38 Votes | Drew Couto |
| Kingston Village | | Rick Hine |
| Mardi Gras Village | | Bob Rood, Treasurer |
| Montego Village | | Bob Peters |
| Port Royale Village | | Becki Lock, Secretary |
| Trinidad Village | 37 Votes | Tom Schibler, Vice President |

VIII. COMMITTEE REPORTS:

- A. Committee Appointments / Re-Affirmation **ACTION**
 - 1. AECC: Kevin Brenden, Tom Schibler, Sig Kupka, Lynda Pippenger, Todd Dick, Thomas Gorman
 - 2. Finance Committee: Robert Rood, Dan Schriber, Dennis Thompson, Jim Besikof, Dan Hunting, Mark Metzger, John Barber, John Tree.
 - 3. Grand Caribe Task Force: Kim Tolles, Jim Besikof, Liza Butler, Mary Berube, Eva Escalante, Mark Crisson, Becki Lock
- B. Architectural and Environmental Control Committee: **PROJECT LINKS**
 - 1. **RECEIVE** AECC Meeting Minutes for September 10, 2024 **ACTION**
 - (a) New Business: (All Indemnity Agreements are completed, and deposits collected.)
 - i. 59 Spinnaker Way – Extension of Time *Recommends to Approve*
Proposing to extend completion date to the end of October. Remaining work to be done includes, replacing windows, doors, front entry and stucco. Actual start date 10/31/23, expected finish date 04/30/24.
 - ii. 23 Blue Anchor – Remodel *Recommends to Approve*
Proposing to convert two (2) existing rooms and bathroom to primary bedroom and bath on the first floor. Add an exterior door and two (2) new frosted windows on the north elevation.

iii. 33 Blue Anchor – Remodel *Recommends to Approve*
Proposing to replace exterior siding on front façade, including two (2) windows in existing openings, and side gates. Add trellis over garage door, replace railing on rear deck with a glass railing, and replace rear second floor doors.

iv. 39 Bridgetown Bend – Major Remodel *Recommends to Approve*
Proposing to enlarge the kitchen and living room area creating an open concept, new master bath, new second-floor family room, new windows and new laundry room, increasing the square footage 400 square feet.

- C. Finance Committee – Robert Rood *See Item X. Treasurer’s Report*
- D. Grand Caribe Task Force – Henry Angelino *UPDATE*
1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for July 10, 2024 *ACTION*
 2. **RECEIVE** Grand Caribe Task Force Meeting Minutes for August 14, 2024 *ACTION*

IX. 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. Jamaica Village – Termite Tenting clubhouse and beach gazebos
1. Budget: \$6,757
 2. Sole source bid from Thrasher Pest Control for \$6,757 as preferred termite treatment provider
 3. **APPROVE** to contract with Thrasher Pest Control for \$6,757
- B. Jamaica Village – Barbeque Replacement (2 each)
1. Budget: \$6,752
 2. Sole source bid from Bar-B-Clean for \$3665.70 as a preferred vendor
 3. **APPROVE** to contract with Bar-B-Clean for \$3665.70
- C. Antigua Village – Ceiling Beam Replacement and Ceiling Leak Emergency Repairs – 15 AV
1. Budget: \$6,669 for beam replacement is unbudgeted, \$4,200 to be paid by 16 AV
 2. Sole source bid from LP Construction for \$10,869 as preferred contractor
 3. **APPROVE** to contract with LP Construction for \$10,869
- D. Antigua Village – Landing Waterproofing
1. Budget: \$22,453
 2. Bids from CR9 for 39,787, Cal South for \$18,151.60, and M15 for \$15,784
 3. **APPROVE** to contract with M15 for \$15,784
- E. Bahama / Antigua Villages – Pool Replastering
1. Budget: \$32,000 (Pebble Finish)
 2. Bids from Gammon Pools for \$16,875, Blue Moon Pools for \$31,800, and Garner Pools refused to provide a bid
 3. **APPROVE** to contract with Gammon Pools for \$16,875
- F. Montego Village – Parking Structure Construction Management
1. Budget: \$40,000
 2. Sole source bid from A7, project architect, for \$7,000 per month or approximately \$35,000 total
 3. **APPROVE** to contract with A7 for \$7,000 per month
- G. Jamaica Village – Dock Resurfacing
1. Budget: \$49,880 – Reserve Balance – South Jamaica Docks, 2-3 dock replacements
 2. Sole source bid from R. Fiberglass Repair not to exceed \$30,000, as a preferred vendor
 3. **APPROVE** to contract with R. Fiberglass Repair for up to \$30,000
- H. Kingston Village – Concrete Repairs
1. Budget: \$25,000
 2. Bids from American Concrete for \$29,256, Precision Concrete for \$26,543, and Pacific Concrete.
 3. **APPROVE** to contract with Precision Concrete for \$26,543
- I. Administrative Complex – Concrete Repairs
1. Budget: \$360,000
 2. Bids from American Concrete for \$191,342, Pacific Concrete for \$175,000, and Precision Concrete.
 3. **APPROVE** to contract with Pacific Concrete for \$175,000
- J. Administrative Front Entrance
1. Budget: \$5,000 - Sole source bid from GMA for \$4,000
 3. **APPROVE** to contract with GMA for \$4,000

- X. PRESIDENT'S REPORT:** Tom Schibler
- XI. TREASURER'S REPORT:** Bob Rood
- A. **RECEIVE** the Treasurer's Report for July 2024, Pending Audit or Review *ACTION*
1. **APPROVE** Bank Reconciliation Summary, July 2024 *ACTION*
 - (a) First Citizens Bank – Operating Account, July 31, 2024
 - (b) Wells Fargo Advisors – Reserve Account, July 31, 2024
 2. **APPROVE** Expenses Over \$10,000 *ACTION*
 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION*
- B. **RECEIVE** the Treasurer's Report for August 2024, Pending Audit or Review *ACTION*
1. **APPROVE** Bank Reconciliation Summary, August 2024 *ACTION*
 - (a) First Citizens Bank – Operating Account, August 31, 2024
 - (b) Wells Fargo Advisors – Reserve Account, August 31, 2024
 2. **APPROVE** Expenses Over \$10,000 *ACTION*
 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION*
- XII. 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
- XIII. UNFINISHED BUSINESS:** None
- XIV. NEW BUSINESS:**
- A. Pool Services *ACTION*
1. Budget: \$90,360 annually includes base pay, benefits, pool supplies, and repairs
 2. Bids from Pool Logic for \$63,000, Dave from CCYC for \$69,600, and McKinney's Pool Service for \$37,890 (includes filter cleaning 2X yearly)
 3. **APPROVE** to contract with McKinney's Pool Service for \$37,890 annually
- B. Resolution on Clubhouse Recurring Events *ACTION*
1. Delinquent Accounts: Intent to Lien/Lien: *ACTION*
 - (a) Account 227479
 - (b) Account 227095
 - (c) Account 227141
 - (d) Account 227867
 - (e) Account 227294
 - (f) Account 255664
 - (g) Account 249783
 - (h) Account 247941
 - (i) Account 227776
 - (j) Account 256719
 - (k) Account 254456
 - (l) Account 228016
 - (m) Account 227495
 - (n) Account 227591
 - (o) Account 226851
 - (p) Account 227429
 - (q) Account 227542
 - (r) Account 227727
- XV. CORRESPONDENCE:**
- A. Memo dated September 7, 2024, from Acct. 252317 *ACTION*
- XVI. ANNOUNCEMENTS:**
- A. The next Open Session Meeting is scheduled for October 24, 2024, at 2:00 pm.
- XVII. ADJOURNMENT:**