

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

**October 24, 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 October 24, 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 September 26, 2024 ***ACTION*** **80-85**

**VII. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee: ***PROJECT LINKS*** ***None***

1. **RECEIVE** AECC Meeting Minutes for October 8, 2024 ***ACTION*** **86-87**

(a) New Business: (All Indemnity Agreements are completed, and deposits collected.)

i. 42 Antigua Court – Request for Extension ***Recommends to Approve*** **88-92**

Request to extend construction finish date from 9/19/24 to 02/19/25.

B. Finance Committee – Robert Rood ***See Item X. Treasurer's Report***

C. Grand Caribe Task Force – Mark Crisson ***UPDATE***

1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for September 11, 2024 ***ACTION*** **93-94**

**VIII. CONTRACT CONSENT CALENDAR:** ***ACTION*** **95**

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. Antigua Village – Landing Waterproofing ***HANDOUT***

1. Budget: \$22,453 plus \$15,569 from \$104,500 allocated for Balconies

2. Bids Received from CR9 for \$39,787, Cal South for \$40,686, and M15 for \$38,022

3. **APPROVE** to contract with M15 for \$38,022

B. Bahama/Antigua Villages – Pool Replastering (Quartz/Plaster) ***HANDOUT***

1. Budget: \$32,000

2. Bids Received from Gammon Pools for \$30,065/\$29,445 (plus start-up), Blue Moon Pools for \$26,697/\$24,200, and Mendez Concrete & Swimming for \$46,780 (Plaster only)

3. **APPROVE** to contract with Blue Moon Pools for \$26,697 (Quartz)

C. Blue Anchor Village – Fencing, Bulkhead Railing ***HANDOUT***

1. Budget: \$10,800

2. Bids Received from LP Construction for \$14,850, Ray Neff for \$8,650, and Cal South for \$11,500

3. **APPROVE** to contract with Ray Neff for \$8,650

D. Grand Caribe Causeway – Replace Column Tiles ***ACTION*** **95**

1. Budget: \$10,300

2. Sole Source Bid Received from Cal South based on Pricing from Kingston Column Tiles

3. **APPROVE** to Contract with Cal South for \$7,980

- IX. PRESIDENT’S REPORT:** Mark Crisson
- X. TREASURER’S REPORT:** Bob Rood
- A. **RECEIVE** the Treasurer’s Report for September 2024, Pending Audit or Review *ACTION* 96-97
1. **APPROVE** Bank Reconciliation Summary, September 2024 *ACTION* 98
- (a) First Citizens Bank – Operating Account, September 30, 2024
- (b) Wells Fargo Advisors – Reserve Account, September 30, 2024
2. **APPROVE** Expenses Over \$10,000 *ACTION* 99
3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION* 100
- XI. MANAGER’S REPORT:** Henry Angelino
- A. Department Summary Reports
1. Administrative Approvals, Renee Stavros 101-102
2. Code Enforcement, Renee Stavros 103-105
3. Landscape, Mike Gaylord 106
4. Maintenance, Sergio Gonzalez 107
5. Safety, Allied Universal Site Supervisor, Gene Rowell 108-109
- B. Budget Preparation Calendar *DISCUSSION* 110
- XII. UNFINISHED BUSINESS:**
- A. Resolution 24-07 - Clubhouse Recurring Events *ACTION* 111-113
- B. Administrative Complex – Concrete Repairs *ACTION* 114-116
1. Budget: \$360,000
2. Bids from American Concrete for \$191,342, Pacific Concrete for \$175,000, and Precision Concrete for \$160,627
3. Staff Recommends to Contract with Precision Concrete for \$160,627
- XIII. NEW BUSINESS:**
- A. 2023-2024 Independent Auditor’s Report *ACTION* 117-133
- B. Jamaica Village Solar Project – New Improvement Vote *ACTION*
1. Appoint Lynda Pippenger as Jamaica Village Inspector of Elections
- C. CC Wharfage Board of Directors *UPDATE*
- D. Clubhouse Use Fees *DISCUSSION* 134
- E. Dock Rental Fees *DISCUSSION* 135
- F. Proposed Resolution 24-08: Display of US Flag *ACTION* 136-139
- G. Delinquent Accounts: Intent to Lien/Lien: *ACTION*
1. Account 226833
2. Account 227867
3. Account 227123
4. Account 254755
- XIV. CORRESPONDENCE:** None
- XV. ANNOUNCEMENTS:**
- A. The next Open Session Meeting is scheduled for December 12, 2024, at 2:00 pm.
- XVI. ADJOURNMENT:**