

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

**December 7, 2023
Grand Caribe Room**

EXECUTIVE AGENDA

11:30 pm LUNCH

12:00 pm EXECUTIVE SESSION **Review / Discuss / Act Upon** **Page**

- I. APPROVE EXECUTIVE MINUTES:**
A. Executive Meeting Minutes for October 19, 2023 ***ACTION*** 2-4
- II. HEARINGS and LEGAL STATUS:**
A. Account 246746 – IDR ***DISCUSSION***
B. Account 248974 – Hearing 1:00 p.m. – Article II, Section 2 Owner Responsibility - Trees ***ACTION*** 5-11
C. Account 232094 – Hearing 1:15 p.m. – 3.3 Trash Cans ***ACTION*** 12
D. Account 227223 – Hearing 1:30 p.m. – Article II, Section 2 Owner Responsibility – Boat Dock ***ACTION*** 13-18
- III. CONTRACTS (Legal):** None
- IV. DELINQUENT ACCOUNTS:**
A. Account 253979 – Fine Reconsideration ***ACTION*** 19-22
B. Account 226991 – Fine Reconsideration ***ACTION*** 23
C. Account 254250 – Fine Reconsideration ***ACTION*** 24
D. Review Delinquency Report, Pre-Liens, and Liens ***HANDOUT*** ***DISCUSSION***
 1. Intent to Lien/Lien: ***APPROVALS IN OPEN SESSION***
 a. Account 227123 ***DISCUSSION***
 b. Account 227495 ***DISCUSSION***
 c. Account 253012 ***DISCUSSION***
- V. UNFINISHED BUSINESS (Legal):**
A. Accounts 236718 & 227396 – Fire Repairs ***DISCUSSION***
B. Account 227057 – Balcony/Slider Leaks Into 53 Antigua ***DISCUSSION***
C. Account 247224 – Interior Staircase ***DISCUSSION***
- VI. NEW BUSINESS (Legal):**
A. Prohibition on Installing Tile on Condominium Landings and Balconies ***DISCUSSION***
B. AECC Projects: ***DISCUSSION***
 1. Account 253744 – (Patio Expansion) ***HANDOUT***
- VII. PERSONNEL:** None
- VIII. CORRESPONDENCE:**
A. None
- IX. ANNOUNCEMENTS:**
A. Open Session Meeting: 2:00 p.m.
- X. ADJOURNMENT**