

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

**December 7, 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

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on December 7, 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 October 19, 2023 | <i>ACTION</i> | 28-31 |
| B. Special Open Meeting Minutes for October 27, 2023 | <i>ACTION</i> | 32 |

VII. COMMITTEE REPORTS:

- | | | |
|--|---------------------------------------|-------|
| A. Architectural and Environmental Control Committee: | <i>PROJECT LINKS</i> | |
| 1. RECEIVE AECC Meeting Minutes for October 10, 2023 | <i>ACTION</i> | 33-35 |
| (a) New Business: (All Indemnity Agreements are completed and deposits collected, there are no outstanding balances on accounts) | | |
| i. <u>50 The Point</u> – New Addition | <i>Recommends to Approve</i> | |
| Proposing a new addition of one bedroom, a playroom over existing garage, new bathroom & laundry, open roof terrace, and update some interior finishes. Increasing the square footage by 427 square feet. Add an exterior elevator, Exterior colors will remain the same. | | |
| ii. <u>42 Aruba Bend</u> - Addition | <i>Recommends to Approve</i> | |
| Revised plans dated 11/3/23 with an additional square footage of 357 square feet (20% increase over original square footage. Second story conversion/expansion of a game room/loft into two bedrooms and two baths. Adding a new bath on 1 st floor and modifying the stairway, while reducing the size of the master bedroom closet. Removing non-conforming window on the southwest side, adding two windows on the northeast side which will be opaque, and one new window in rear and two new windows in front of home. | | |
| iii. <u>4 Bahama Bend</u> – Remodel/Addition | <i>Recommends to Deny</i> | |
| Interior remodel of bathrooms, kitchen, flooring, and staircase. Add sundeck with covered patio, add pool house, enclose deck to add additional 242 square feet, new playroom, and new windows & doors. | | |
| iv. <u>1 Sixpence Way</u> – Modifications to Remodel | <i>Recommends to Approve</i> | |
| Proposing modifications to remodel to include removing two (2) existing skylights, increasing the square footage 135 square feet, and installing a new slider window. This previously approved remodel finish deadline expired on 9/15/23. | | |
| B. Cays Entrance Ad Hoc Committee – Henry Angelino | <i>UPDATE</i> | 36-38 |
| 1. Cays Entrance Rear Wall | <i>UPDATE</i> | |
| 2. Cays Entrance Exterior Renovation | <i>UPDATE</i> | |
| C. Finance Committee – Robert Rood | <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 August 16, 2023 | <i>ACTION</i> | 39-40 |

VIII. CONTRACT CONSENT CALENDAR:

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. Common - Ford 150 Electric
 - 1. Budget: \$46,350
 - 2. Previously approved for \$46,350 and ordered from Sedano Ford. Current price is \$62,829.81 minus \$1,500 customer cash and potential \$7,500 tax credits
 - 3. **APPROVE** to purchase vehicle from Sedano Ford for \$61,329.81
- B. Common - Electric Utility Vehicle
 - 1. Budget: \$31,827
 - 2. Bids received from Tuatara 1500E for \$40,936, Gem eLXD for \$34,596, and Columbia Utilitruck for \$35,619
 - 3. **APPROVE** to purchase a Gem eLXD for \$34,596
- C. Jamaica Village – Beach Kayak Racks
 - 1. Budget: \$7,606 Misc. Admin Expense
 - 2. Sole source bid received from Bruno Santos Marine for \$2,600 based on JV Kayak Rack Committee and townhall recommendation
 - 3. **APPROVE** to contract with Bruno Santos Marine for \$2,600 as sole source
- D. Mardi Gras/Port Royale Pool – Spa Replaster
 - 1. Budget: \$11,331
 - 2. Bids received from De Maria Pool Plastering for \$10,715, Gardener Pools for \$13,916, and Gammon Pools for \$11,205. An additional \$3,000 to replace skimmer.
 - 3. **APPROVE** to contract with Gammon Pools for \$11,205 plus approximately \$3000 for skimmer replacement
- E. Common – Landscape Upgrades (Cays Entrance - Exterior)
 - 1. Budget: \$235,215
 - 2. Sole source bid received from Crossman Landscaping for \$235,215
 - 3. **APPROVE** to contract with Crossman Landscaping for \$235,215 as sole source
- F. Common – Landscape Upgrades (Cays Entrance – Circle)
 - 1. Budget: \$52,275
 - 2. Sole source bid received from Crossman Landscaping for \$53,415
 - 3. **APPROVE** to contract with Crossman Landscaping \$53,415 as sole source
- G. Montego Village – Carport, Electrical Design Change Order
 - 1. Budget: \$1,079,000
 - 2. Change order to current contract with MPE to design and coordinate carport electrical upgrade for \$39,000
 - 3. **APPROVE** change order to current contract with MPE for \$39,000
- H. Montego Village – Vehicle Gate Repair
 - 1. Budget: \$6,057 (Outside Contractors Operating Budget)
 - 2. Sole source bid received from CES for \$3,000
 - 3. **APPROVE** to contract with CES for \$3,000 as sole source

IX. PRESIDENT’S REPORT: Mark Crisson**X. TREASURER’S REPORT:** Henry Angelino

- A. **RECEIVE** the Treasurer’s Report for October 2023, Pending Audit or Review **ACTION** 43-44
 - 1. **APPROVE** Bank Reconciliation Summary, October 2023 **ACTION** 45
 - (a) CIT Bank – Operating Account, October 31, 2023
 - (b) Wells Fargo Advisors – Reserve Account, October 31, 2023
 - 2. **APPROVE** Expenses Over \$10,000 **ACTION** 46
 - 3. **APPROVE** Reserve Investment Summary and Disclosure **ACTION** 47-48

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 49
 - 2. Code Enforcement, Renee Stavros 50-52
 - 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:

- A. Coronado Cays Park Master Plan
- B. Antigua Docks – Caulerpa Prolifera

DISCUSSION
DISCUSSION

XIII. NEW BUSINESS:

- A. Resolution 23-06 Public Parking
- B. Delinquent Accounts: Intent to Lien/Lien:
 - 1. Account 227123
 - 2. Account 227495
 - 3. Account 253012

ACTION 60-61
ACTION
ACTION
ACTION

XIV. CORRESPONDENCE:

- A. Email from 69 Catspaw Cape – Pathway Lighting 67/69 Greenway
- B. Email from 38 Catspaw Cape – Lighting Concerns 67/69 Greenway

DISCUSSION 62
DISCUSSION 63-64

XV. ANNOUNCEMENTS:

- A. Next Scheduled Open Meeting of the Board is January 25, 2024 at 2:00 pm

XVI. ADJOURNMENT