

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

**February 22, 2024  
Grand Caribe Room**

**OPEN AGENDA**

**2:00 pm    REGULAR SESSION** ***REVIEW / DISCUSS / ACT UPON***    **Page**

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**I.      CALL TO ORDER**

**II.     PLEDGE OF ALLEGIANCE**

**III.    RECOGNITION OF GUESTS**

**IV.    EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on February 22, 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 January 25, 2024 ***ACTION***    64-69

**VII.   COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee: ***PROJECT LINKS***

1. **RECEIVE** AECC Meeting Minutes for February 13, 2024 ***ACTION***    70-73

(a) Old Business: (All Indemnity Agreements are completed, and deposits collected. There are no outstanding balances on accounts)

i. 42 Antigua Court – Remodel *Recommends to Approve*

Proposed plan for an interior remodel to an upper-condominium unit to include, remodeling the kitchen, remove a non-load bearing wall in kitchen & common bathroom, replace front door, update fireplace (gas to remain as existing), replace flooring with underlayment, new recessed lighting & ceiling fans, install electric tankless water heater to replace existing electric water heater in same location, convert master bath shower to walk-in and install a mini-split AC unit on the roof .

ii. 42 Aruba Bend – Addition *Reconsideration*

iii. 3 Kingston Court – Patio Expansion *Reconsideration*    74-75

(b) New Business: (All Indemnity Agreements are completed, and deposits collected. There are no outstanding balances on accounts)

i. 28 Green Turtle Road – Remodel *Recommends to Approve*

Proposed plan to remodel interior/exterior of the home including removing exterior rear doors and installing one large sliding door.

ii. 32 Trinidad Bend – Major Remodel *Recommends to Approve*

Proposed plan for a major remodel on the first floor to include the kitchen, dining room, stairway; second floor closet, bathrooms, new doors & windows, and removal of existing chimney. No increase in floor area.

iii. 7 Spinnaker Way – New Construction *Recommends to Approve*

Proposed plant to construct a new custom home with a square footage of 5,000 square feet. The home has already been demolished.

iv. 4 Buccaneer Way- Major Remodel/Junior ADU *Recommends to Approve*

Proposed plan for a major remodel including a new façade, a new entrance to main residence,

garage conversion into a 380 square foot JADU, remove existing stairway and install new bar on the first floor, and new elevator. Remodel bathrooms, all new windows & doors, a new gym and TV room, new office, and new laundry room.

- v. 12 Mardi Gras Road – Roof/Chimney Removal *Recommends to Approve*  
 Proposed plan to remove the existing chimney and repair the roof to match existing. The fireplace inside the home has already been removed and chimney cap is leaking. Roofing renovation to be included as part of the current roofing project.

- B. Cays Entrance Ad Hoc Committee – Henry Angelino *UPDATE*
  - 1. Cays Entrance Landscape Redesign *UPDATE*
- C. Finance Committee – Robert Rood *See Item X. Treasurer’s Report*
- D. Grand Caribe Task Force – Mark Crisson *UPDATE*
  - 1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for January 10, 2024 **HANDOUT ACTION**

**VIII. 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 – Pool Conversion to Saltwater **HANDOUT**
  - 1. Budget: Approximately \$3,000 in Misc. Admin Expense
  - 2. Bids received from Gammon Pools for \$4,150, Bart Pools for \$15,000 (Verbal), and Lancon Plus for \$3,750
  - 3. **APPROVE** to contract with Lancon Plus for \$3,750
- B. Common – Exterior Wall, Port Royale, Stucco **HANDOUT**
  - 1. Budget: \$40,000
  - 2. Bids received from Cal South for \$37,500, M-15 for \$39,638, and LP Construction for \$142,000
  - 3. **APPROVE** to contract with Cal South for \$37,500
- C. Montego Village – Parking Structure Electrical Upgrade Planning
  - 1. Budget: \$49,000 (Unfunded)
  - 2. Sole source bid from MPE Consulting for \$49,000 (Pre-Construction Electrical Engineers)
  - 3. **APPROVE** to contract with MPE Consulting for \$49,000 76-80
- D. Kingston Village – Wall Repairs at Units 26 and 77/78 81-82
  - 1. Budget: \$20,500 in Operating – Outside Contractors
  - 2. Sole source bid from M15 Plastering for \$6,404
  - 3. **APPROVE** to contract with M15 for \$6,404

**IX. PRESIDENT’S REPORT: Mark Crisson**

**X. TREASURER’S REPORT: Bob Rood**

- A. **RECEIVE** the Treasurer’s Report for January 2024, Pending Audit or Review **ACTION** 83-84
  - 1. **APPROVE** Bank Reconciliation Summary, January 2024 **ACTION** 85
    - (a) CIT Bank – Operating Account, January 31, 2024
    - (b) Wells Fargo Advisors – Reserve Account, January 31, 2024
  - 2. **APPROVE** Expenses Over \$10,000 **ACTION** 86
  - 3. **APPROVE** Reserve Investment Summary and Disclosure **ACTION** 87

**XI. MANAGER’S REPORT: Henry Angelino**

- A. Department Summary Reports
  - 1. Administrative Approvals, Renee Stavros 88
  - 2. Code Enforcement, Renee Stavros 89-91
  - 3. Landscape, Henry Angelino 92-93
  - 4. Maintenance, Sergio Gonzalez 94-96
  - 5. Safety, Allied Universal Site Supervisor, Gene Rowell **HANDOUT**
- B. 2024-2025 Audit – CPA Selection (Newman/HOA CPA) **DISCUSSION**
- C. 2024-2025 Budget Meeting Scheduling for Directors 97
- D. Antigua Docks – Caulerpa Prolifera **UPDATE** 98

**XII. UNFINISHED BUSINESS: None**

**XIII. NEW BUSINESS:**

- A. Montego Parking Structure Rebuild Design
  - 1. Results of the Village Advisory Vote
  - 2. Parking Structure Rebuild Design Specifics
- B. Resolution 24-01 Member Handbook Section 9.13 Review Fees
- C. Delinquent Accounts: Intent to Lien/Lien:
  - 1. Account 227374
  - 2. Account 227056
  - 3. Account 253707
  - 4. Account 227136
  - 5. Account 254456
  - 6. Account 226757

*DISCUSSION*

*ACTION 99-103*

*ACTION 104-106*

*ACTION*

*ACTION*

*ACTION*

*ACTION*

*ACTION*

*ACTION*

*ACTION*

**XIV. CORRESPONDENCE: None**

**XV. ANNOUNCEMENTS:**

- A. Coronado Cays Park Design Presentation is March 18, 2024 at 11:00 am
- B. Next Scheduled Open Meeting of the Board is March 28, 2024 at 2:00 pm
- C. April Open Meeting moved to May 2, 2024 at 2:00 pm
- D. May Open Meeting scheduled for May 30, 2024 at 2:00 pm
- E. 2024 Annual Meeting – August 22, 2024 Loews Coronado Bay Resort

**XVI. ADJOURNMENT**