

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

**January 25, 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 January 25, 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 December 7, 2023

ACTION

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

PROJECT LINKS

1. **RECEIVE** AECC Meeting Minutes for December 12, 2023

ACTION

2. **RECEIVE** AECC Meeting Minutes for January 9, 2024

ACTION

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

i. 4 Bahama Bend – Addition/Remodel

Recommends to Deny

The Committee reviewed a revised plan, dated 12/21/23, for an interior remodel of bathrooms, kitchen, and staircase, increasing the square footage 242 square feet. A new covered patio, a pool house, a playroom, and new windows & doors. This subject property is a corner lot with a larger exterior footprint of the rear and side yard side. Reasons for Recommending Denial: Plan does not comply with the CCHOA Member Handbook, Section 9.17.1.2 and Section 9.17.2.1.

ii. 36 Bridgetown Bend – Addition/Enclose Stairway

Recommends to Deny

Proposed plan, dated 12/28/23, to enclose the front staircase and adjacent side yard along the zero-lot line to create a new one-story entryway. Redesign of front windows at entryway. Install a new elevator lift on the first floor leading to the second. Adding 185 square feet. Reasons for Recommending Denial: Plan does not comply with the CCHOA Member Handbook, Section 9.17.1.2 and Section 9.17.2.1.

iii. 42 Aruba Bend – Addition

Board Reconsideration

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 the 1st 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.

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

i. 42 Antigua Court – Remodel

Recommends to Deny

Proposed plan for an interior remodel to an upper-condominium unit to include, remodeling the kitchen, remove a wall in kitchen & common bathroom, replace front door, upgrade fireplace

(gas to remain as existing), replace flooring with underlayment, new recessed lighting & ceiling fans, and convert master bath shower to walk-in. Reasons for Recommending Denial: Construction plans are needed to evaluate the remodel including any load bearing walls. Tankless water heater, vinyl flooring, and AC unit are lacking details and should be submitted for Administrative Approval.

ii. 2 The Inlet – Enclose Atrium

Recommends to Approve

This plan received prior approval on 07/27/23. New modification to include the enclosure of an interior atrium, increasing the square footage 127 square feet.

- 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 – Henry Angelino *UPDATE*
 - 1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for November 8, 2023 *ACTION*
 - 2. **RECEIVE** Grand Caribe Task Force Meeting Minutes for December 13, 2023 *ACTION*
 - 3. Resignation from the Grand Caribe Task Force *ACTION*

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 – Landscape Upgrades (Cays Entrance Exterior and Circle)
 - 1. Budget: \$287,490
 - 2. Bids received from Crossman Landscaping, New Way/Land Graphics, and Rain Scape
- B. Common – Grand Caribe Causeway, Tile Replacement
 - 1. Budget: \$4,400
 - 2. Sole source bid received from Kirstin Green based on preferred tile artist for the CCHOA
- C. Mardi Gras Village – Emergency Stucco Wall Repairs at 3 SCC
 - 1. Budget: \$8,325
 - 2. Bids received from Louis & Sons, M-15 Plastering, and LP Construction
 - 3. Change Order to rebuild the entire wall to tie it into the home and entryway is an additional \$1,800
- D. Trinidad Village – Stucco Wall Repairs/Paint
 - 1. Budget: \$9,901
 - 2. Bids received from M15 Plastering, LP Construction, Louis & Sons

IX. PRESIDENT’S REPORT: Tom Schibler

X. TREASURER’S REPORT: Bob Rood

- A. **RECEIVE** the Treasurer’s Report for November 2023, Pending Audit or Review *ACTION*
 - 1. **APPROVE** Bank Reconciliation Summary, November 2023 *ACTION*
 - (a) CIT Bank – Operating Account, November 30, 2023
 - (b) Wells Fargo Advisors – Reserve Account, November 30, 2023
 - 2. **APPROVE** Expenses Over \$10,000 *ACTION*
 - 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION*
- B. **RECEIVE** the Treasurer’s Report for December 2023, Pending Audit or Review *ACTION*
 - 1. **APPROVE** Bank Reconciliation Summary, December 2023 *ACTION*
 - (a) CIT Bank – Operating Account, December 31, 2023
 - (b) Wells Fargo Advisors – Reserve Account, December 31, 2023
 - 2. **APPROVE** Expenses Over \$10,000 *ACTION*
 - 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION*
- C. **ACCEPT** Wade McKnight’s Resignation from the Finance Committee *ACTION*
- D. **ACCEPT** Tom Bernitt’s Resignation from the Finance Committee *ACTION*
- E. **APPOINT** John Barber, Jamaica Village, to the Finance Committee *ACTION*

XI. 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

- B. 2023-2024 Mid-Year Operating Budget Review
- C. 2023-2024 Reserve Project Status Report
- D. 2024-2025 Reserve Study Assumptions

DISCUSSION
DISCUSSION
DISCUSSION

XII. UNFINISHED BUSINESS:

- A. Resolution 23-06 Public Parking
- B. Antigua Docks – Caulerpa Prolifera
- C. Jamaica Village Beach Kayak Racks

ACTION
UPDATE
DISCUSSION

XIII. NEW BUSINESS:

- A. Montego Parking Garage Design
- B. Delinquent Accounts: Intent to Lien/Lien:
 - 1. Account 227079

ACTION

ACTION

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. Next Scheduled Open Meeting of the Board is February 22, 2024 at 2:00 pm

XVI. ADJOURNMENT