

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

**July 25, 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.    MONTEGO VILLAGE UNFUNDED MAINTENANCE REQUIRMENT**

- A. Announcement of Quorum
- B. Begin Tabulation

**IV.    RECOGNITION OF GUESTS:**

**V.     EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on July 25, 2024 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

**VI.    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.

**VII.   APPROVAL OF MINUTES:**

- A. Open Meeting Minutes for June 27, 2024 **ACTION**

**VIII.   COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee: **PROJECT LINKS**
  - 1. **RECEIVE AECC Meeting Minutes for June 11, 2024** **ACTION**
    - (a) Old Business:
      - i. 15 Sandpiper Strand – Modifications/New Construction *Recommends to Approve*  
Modifications to a previously approved plan. Modifications to the plan are a new door and a balcony wall. No changes to the roof.
    - (b) New Business: (All Indemnity Agreements are completed, and deposits collected.)
      - i. 7 Sixpence Way – Replace Dock and Gangway *Recommends to Approve*  
Proposal to remove & replace an existing dock, gangway, and pile (City waters).
      - ii. 29 The Point – Replace Dock/Pile *Recommends to Approve*  
Proposal to remove & replace an existing dock and replace one (1) pile (Port waters).
      - iii. 45 Sandpiper Strand – Dock Extension/Gangway *Recommends to Approve*  
Proposal to add an extension to an existing dock by increasing the square footage by 40 square feet and replace gangway. This property is in City waters. Previously denied by Board pending proper documentation.
      - iv. 7 Spinnaker Way – New Construction *Recommends to Approve*  
Proposal to rebuild a single-family residence with approximately 7,400 square feet and 970 square feet for garage, a new pool, and a rooftop deck.
      - v. 13 Blue Anchor – Tear Down/New Construction *Recommends to Approve*  
Proposal to teardown an existing single-family residence and rebuild a new residence of approximately 4500 square feet and 475 square feet for garage, and a rooftop deck with new spa, firepit, and mini-golf.
  - B. Cays Entrance Ad Hoc Committee – Henry Angelino **UPDATE**
    - 1. Disestablishment of the Committee **ACTION**
  - C. Finance Committee – Robert Rood *See Item X. Treasurer’s Report*

D. Grand Caribe Task Force – Mark Crisson

*UPDATE*

**IX. 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. Antigua Village – Emergency Repairs 43/44 Antigua
  - 1. Budget: \$10,000
  - 2. Sole source bid from Perry Plumbing 14,880 as preferred pipe-lining contractor
  - 3. **APPROVE** to contract with Perry Plumbing for \$14,880
- B. Kingston Village – Insurance Repairs 84 Kingston
  - 1. Budget: \$80,757
  - 2. Sole source bid from Paul Davis for \$45,780 as preferred contractor (performed repairs to 83 Kingston)
  - 3. **APPROVE** to contract with Paul Davis for \$45,780
- C. Mardi Gras Village – Balcony reseal
  - 1. Budget: \$62,067
  - 2. Bids from LP Construction for \$50,120, CR9 for \$79,350, and M15 for \$46,000
  - 3. **APPROVE** to contract with M15 for \$46,000

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

**X. TREASURER’S REPORT:** Bob Rood

- A. **RECEIVE** the Treasurer’s Report for June 2024, Pending Audit or Review *ACTION*
  - 1. **APPROVE** Bank Reconciliation Summary, June 2024 *ACTION*
    - (a) First Citizens Bank – Operating Account, June 30, 2024
    - (b) Wells Fargo Advisors – Reserve Account, June 30, 2024
  - 2. **APPROVE** Expenses Over \$10,000 *ACTION*
  - 3. **APPROVE** Reserve Investment Summary and Disclosure *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

**XII. UNFINISHED BUSINESS:** None

**XIII. NEW BUSINESS:**

- A. Montego Village Unfunded Maintenance Requirement – **Announcement of Election Results** *ACTION*
- B. Delinquent Accounts: Intent to Lien/Lien:
  - 1. Account 227384 *ACTION*
  - 2. Account 227340 *ACTION*
  - 3. Account 230826 *ACTION*
  - 4. Account 227112 *ACTION*
  - 5. Account 227223 *ACTION*

**XIV. CORRESPONDENCE:**

- A. Letter dated July 1, 2024 from 9 Antigua – Breezeway Concrete

**XV. ANNOUNCEMENTS:**

- A. The next Open Session Meeting is scheduled for September 26, 2024 at 2:00 pm.
- B. 2024 Annual Meeting – August 29, 2024 at 5:00 p.m. Loews Coronado Bay Resort.

**XVI. ADJOURNMENT:**