

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

**May 2, 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 May 2, 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 March 28, 2024

ACTION

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

PROJECT LINKS

1. **RECEIVE** AECC Meeting Minutes for April 9, 2024

ACTION

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

i. 22 Aruba Bend – Interior Remodel/Deck

Recommends to Approve

Proposal to remove a covered/enclosed patio and deck and install a new rear balcony, extend the balcony at kitchen nook, install an exterior stairway from kitchen nook balcony towards rear in the side yard, remodel kitchen and baths, and install a new attached trellis at rear of home.

B. Cays Entrance Ad Hoc Committee – Henry Angelino

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 March 13, 2024

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. Trinidad Village – Mailbox Replacements

1. Budget: \$43,415

2. Bids received from Lexus Painting for \$6,750, Reliable for \$49,100 and M-15 for \$20,500

3. **APPROVE** to contract with Lexus Painting for \$7,500

B. Mardi Gras Village – Emergency Roof Repairs, 30 Mardi Gras Road

1. Budget: \$37,500 (approximate remaining funds from roofing renovations along Tunapuna Lane)

2. Bids from Platinum Roofing for \$18,900, Dennis Cook Roofing for \$22,440 and LP Construction for \$24,441.

3. **APPROVE** to contract with Platinum Roofing for \$ 18,900

IX. PRESIDENT'S REPORT: Mark Crisson

- X. TREASURER’S REPORT:** Bob Rood
- A. **RECEIVE** Finance Committee Meeting Minutes for March 21, 2024 ***ACTION***
 - B. **RECEIVE** the Treasurer’s Report for March 2024, Pending Audit or Review ***ACTION***
 - 1. **APPROVE** Bank Reconciliation Summary, March 2024 ***ACTION***
 - (a) CIT Bank – Operating Account, March 31, 2024
 - (b) Wells Fargo Advisors – Reserve Account, March 31, 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
 - B. Caulerpa Prolifera – New Findings
- XII. UNFINISHED BUSINESS:** None
- A. Resolution 24-02 Custom Finishes and Tile on Landings and Balconies ***ACTION***
 - B. Coronado Cays Park Master Plan ***DISCUSSION***
 - C. Montgo Parking Structure ***DISCUSSION***
- XIII. NEW BUSINESS:**
- A. 2024-2025 Final Budget – Reserve/Operating
 - 1. Reserve Budget Matrix
 - 2. Reserve Contributions
 - 3. Reserve Spending Plan
 - 4. Operating Budget Compilation
 - 5. Operating Budget Matrix
 - 6. Assessment Fee History
 - B. Delinquent Accounts: Intent to Lien/Lien:
 - 1. Account 227294 ***ACTION***
 - 2. Account 226833 ***ACTION***
 - 3. Account 227784 ***ACTION***
 - C. Montego Village Director Resignation ***ACTION***
 - 1. **APPOINT** New Montego Village Director – Bob Peters ***ACTION***
- XIV. CORRESPONDENCE:**
- A. April 3, 2024 – 50 Kingston Court ref. Tree Removal ***DISCUSSION***
 - B. April 8, 2024 – 16 Catspaw Cape ref Coronado Cays Park Master Plan ***DISCUSSION***
- XV. ANNOUNCEMENTS:**
- A. May Open Meeting scheduled for May 30, 2024 at 2:00 pm
 - B. 2024 Annual Meeting – August 29, 2024 at 5:00 p.m. Loews Coronado Bay Resort
- XVI. ADJOURNMENT**