

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

**May 30, 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 30, 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 May 2, 2024 ***ACTION*** 19-23

VII. COMMITTEE REPORTS:

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

1. **RECEIVE** AECC Meeting Minutes for May 14, 2024 ***ACTION*** 24-26

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

i. 51 Kingston Court – Remodel *Recommends to Approve*

Proposal to perform an interior remodel of a lower-level unit to include new plumbing, new electrical, hard surface flooring, new windows and door, adding a pavilion style sliding door, replace existing AC unit which will be installed in the unit and remove a wall in the kitchen.

ii. 34 Bridgetown Bend – Second Story Addition *Recommends to Approve with Condition*

Proposal for a second story addition for a new bedroom, increasing the floor area by 130 square feet. Condition is for the proposed window facing 30 Bridgetown Bend be moved to the front of the home.

iii. 45 Sandpiper Strand – Dock Extension *Recommends to Approve*

Proposal to modify an existing dock by adding 5 x 8-foot section to stabilize the main dock.

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. Letter ref GCSP Enforcement ***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 – Clubhouse Sewage Pipe Lining

1. Budget: \$20,000 (Previously identified for retaining wall project that was canceled)

2. Sole source bid received from Perry Plumbing for \$6,800

3. **APPROVE** to contract with Perry Plumbing for \$6,800 as preferred vendor for sewage pipe lining

- B. Jamaica Village – Complete Paint Cycle
 - 1. Budget: \$144,000
 - 2. Bids received from California Paint for \$122,000; Certa Pro for \$148,552; and Patriot Painting for \$122,861
 - 3. **APPROVE** to contract with Patriot Painting for \$122,861
- C. Bahama Village – Wood and Metal Trim Paint Cycle
 - 1. Budget: \$115,080
 - 2. Bids from California Paint for \$115,000; Certa Pro for \$156,420; Lexus Paint for \$98,900 and LP Construction for \$119,571.
 - 3. **APPROVE** to contract with Lexus Paint for \$98,900
- D. Kingston Village – Emergency Wood Repair – 70 and 96 KV Balcony
 - 1. Budget: \$6,782 remaining in Outside Contractors
 - 2. Sole Source Bid received from M-15 for \$4,800 as an emergency repair similar to 26 and 82 Kingston balconies
 - 3. **APPROVE** to contract with M-15 for \$4,800
- F. Mardi Gras Village – Complete paint
 - 1. Budget: \$168,080
 - 2. Bids from California Paint for \$96,000, Certa Pro for \$183,735, Lexus Paint for \$78,850, Patriot Paint for \$181,600 and LP Construction for \$147,275.
 - 3. **APPROVE** to contract with Lexus Paint for \$78,850
- G. Mardi Gras Village – Emergency Roof Repairs, 12 Mardi Gras Road
 - 1. Budget: \$55,000 (approximate remaining funds from roofing renovations along Tunapuna Lane)
 - 2. Bids received from Platinum Roofing for \$17,500 (Default), Dennis Cook Roofing for \$22,377, and LP Construction for \$24,441
 - 3. **APPROVE** to contract with LP Construction for \$24,441
- H. Mardi Gras Village – Emergency Roof Repairs, 30 Mardi Gras Road, Partially Completed
 - 1. Budget: \$55,000 (approximate remaining funds from roofing renovations along Tunapuna Lane)
 - 2. Bids received from Platinum Roofing for \$17,500 (Default), Dennis Cook Roofing for \$22,377 complete roof, and LP Construction for \$14,000 for remaining portion
 - 3. **APPROVE** to contract with LP Construction for \$14,000 for remaining portion
- I. Common Admin – Mexican Fan Palm Skinning
 - 1. Budget: \$10,970
 - 2. Sole source bid received from California Tree Service for \$5,200 based on previous bid comparison
 - 3. **APPROVE** to contract with California Tree Service for \$5,200

IX. PRESIDENT’S REPORT: Mark Crisson

X. TREASURER’S REPORT: Bob Rood

- A. **RECEIVE** the Treasurer’s Report for April 2024, Pending Audit or Review ***ACTION*** 27-28
 - 1. **APPROVE** Bank Reconciliation Summary, April 2024 ***ACTION*** 29
 - (a) First Citizens Bank – Operating Account, April, 2024
 - (b) Wells Fargo Advisors – Reserve Account, April 30, 2024
 - 2. **APPROVE** Expenses Over \$10,000 ***ACTION*** 30
 - 3. **APPROVE** Reserve Investment Summary and Disclosure ***ACTION*** 31
 - 4. Resolution 24-05 CCHOA Investment Policy ***ACTION*** 32-35

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros 36
 - 2. Code Enforcement, Renee Stavros 37-39
 - 3. Landscape, Henry Angelino 40-41
 - 4. Maintenance, Sergio Gonzalez 42-43
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 44-46
- B. Caulerpa Prolifera – New Findings

XII. UNFINISHED BUSINESS: None

- A. Adopt Resolution 24-02 Custom Finishes and Tile on Landings and Balconies ***ACTION*** 47-48
- B. Coronado Cays Park Master Plan ***DISCUSSION*** 49-54

XIII. NEW BUSINESS:

A. New Director Nominations

DISCUSSION

B. Inspector of Elections – Cynthia Albert

ACTION

C. Delinquent Accounts: Intent to Lien/Lien:

1. Account 227056

ACTION

2. Account 227315

ACTION

3. Account 227867

ACTION

4. Account 227727

5. Account 226904

ACTION

XIV. CORRESPONDENCE:

XV. ANNOUNCEMENTS:

A. May Open Meeting scheduled for June 27, 2024 at 2:00 pm

B. 2024 Annual Meeting – August 29, 2024 at 5:00 p.m. Loews Coronado Bay Resort

XVI. ADJOURNMENT