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HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS  
EXECUTIVE MEETING MINUTES  
September 26, 2024**

I. CALL TO ORDER:

- A. Vice President Tom Schibler called the Coronado Cays Homeowners Association<sup>1</sup> Board of Directors meeting to order at 12:00 p.m. at 505 Grand Caribe Cswy., Coronado, California. A quorum was present.

II. ROLL CALL:

A. Board Members Present:

Vice President	Tom Schibler	Trinidad Village	2024-2026
Treasurer	Robert Rood	Mardi Gras Village	2023-2025
Director	Drew Couto	Jamaica Village	2024-2026
Director	Rudy Dew	Green Turtle	2024-2026
Director	Dennis Thompson	Antigua Village	2024-2026
Director	Dianne Fishel	Bahama Village	2024-2026
Director	Rick Hine	Kingston Village	2023-2025
Director	Bob Peters	Montego Village	2024-2025

B. Board Members Absent:

President	Mark Crisson	Blue Anchor	2023-2025
Secretary	Becki Lock	Port Royale Village	2023-2025

C. Others Present:

General Manager	Henry Angelino
Legal Counsel	Jacquelyn Quinn, Esq., Epsten APC
Staff	Mike Gaylord, Assistant General Manager Kathie Kaiwi, Administrative Manager Renee Stavros, Code Enforcement

III. APPROVE EXECUTIVE MINUTES:

- A. Special Board Meeting Minutes for July 25, 2024  
1. **MSUC<sup>2</sup> to: Approve** the Special Board Meeting minutes for July 25, 2024.
- B. Executive Meeting Minutes for July 25, 2024  
1. **MSUC to: Approve** the Executive Meeting minutes for July 25, 2024.

IV. HEARINGS and LEGAL STATUS:

- A. 60 Aruba Bend – Unapproved Landscape/Tree Trimming  
1. The homeowner severely trimmed the tree belonging to 62 AB twice and blocked the sidewalk with substantial cuttings. HOA Staff contacted the owner after the first trimming and before the second. Staff also assisted in connecting the owner with Green Leaf for debris removal. Green Leaf's arborist evaluation is that the HOA will need to see if the tree comes back within the next

<sup>1</sup> California Department of Corporations Entity number C0575078

<sup>2</sup> MSUC = Motion, Second, Unanimously Carried

year. The owner attended the hearing and stated that the tree was dropping resin on her car and in the garage. Additionally, she stated that her daughter was allergic to the resin.

2. **MSUC to: Fine** the homeowner \$200 for creating a nuisance by leaving tree debris on their lawn and across the public sidewalk.
- B. 21 Sixpence Way – Landscape/Lot Maintenance
1. A new owner purchased the property in December 2023. The owner submitted a proposal to remodel the home and a request to remove overgrown landscape. The owner never submitted a landscaping renovation plan as promised. Work began on the home's exterior then stopped. The overgrown landscaping was removed, and the yard was left to go to weeds and trash. The owner cleans up the weeds when contacted. The owner did not attend the hearing.
  2. **MSUC to: Fine** the homeowner \$200. The homeowner has 30 days to submit an application for their landscaping plan or a weekly fine of \$300 will be assessed until the application is received by the HOA. Also, the homeowner has 60 days from the approval of the landscaping plan application to complete the work or a weekly fine of \$300 will be assessed until the landscaping renovation is complete.
- C. 31 Antigua Court – Damage to Common Area
1. Damage to the side of Unit 31 adjacent to the master bathroom was noted by the Director. Staff documented damage and informally reached out to the owner. Cal South was hired by the HOA and repaired the siding. The cost of the repairs, \$1250, was billed to the owner. Subsequent attempts to resolve the matter were unsuccessful. The HOA proposed a 50/50 settlement for the repair costs. The owner offered to pay \$200. The owner attended the hearing and denied damaging the siding.
  2. **MSMC<sup>3</sup> (Director Thompson abstained, Director Couto Opposed) to: Accept** the \$200 originally offered by the homeowner and to dismiss the claim for damage to the Common Area.
- D. 5 Kingston Court – Boat Moored Stern In
1. The owner refused to turn his electric Duffy around and moor bow in despite numerous conversations between the individual and Staff and a promise to the General Manager. The owner attended the hearing and discussed the history of rules in the Cays, and potential stipulations to the rules to allow certain boats to moor stern in.
  2. **MSUC to: Notify** the Homeowner that they have 10 days to comply with the requirement to moor bow in and to maintain compliance or they will be called to another hearing. The Board also encouraged the homeowner to submit a proposed rule change to the Board for consideration.
- E. 12 Sandpiper Strand – Nuisance/Barking Dogs/Pet Waste
1. The owner was previously brought to a hearing in December 2023 for same violation and fined \$200. Violations continue to be reported by his neighbor. The owner attended the hearing and stated that he keeps his two dogs in the yard throughout the day and night. He also stated that he immediately reacts when they bark in the middle of the night to quiet them. He refuted the claim that he is not picking up after his dog.
  2. **MSUC to: Fine** the homeowner \$300, to be held in abeyance for six months, provided there are no further valid complaints about barking dogs or pet waste.

V. UNFINISHED BUSINESS: None

VI. CONTRACTS (Legal):

A. Platinum Roofing - Liens, Lawsuits, and Claims

1. General Manager Angelino stated that the HOA is pursuing the maximum amount of the contractor's bond but there are multiple claimants. Legal Counsel stated that the bonding company is offering \$5684.06 based on maximum award of \$7500 that must be shared with another claimant. Also, the second supplier's demand/lien for \$27,000 exceeded the 90-day foreclosure deadline and is no longer valid. Additionally, the lien was filed against the Maintenance Yard and the tile was not used there, an improper filing. Legal Counsel advised the Board to accept the bonding company's offer.

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<sup>3</sup> MSC = Motion, Second, Majority Carried.

2. **MSUC to: Accept** the \$5,684.06 settlement offer and execute the release with Surety Bond.
3. Director Rood proposed allocating payments made to roofing suppliers with claims against Platinum Roofing and the CCHOA to the Common Legal budget line item. General Manager Angelino stated that \$50,000 was paid to Roofline Supply with another \$27,000 outstanding to Roofing Supply G & S. A check for \$21,836 was withheld from payment to Platinum Roofing.
4. The matter of reclassifying the roofing supplier payments from Mardi Gras Village to the Common Legal budget line item was tabled.

VII. DELINQUENT ACCOUNTS:

- A. A Delinquency Report was provided to the Board of Directors for review. Accounts proposed for Intent to Lien/Lien to be decided in Open Session.
  1. Intent to Lien/Lien:
    - a. Account 227479 - 90 Montego Court
    - b. Account 227095 - 92 Antigua Court
    - c. Account 227141 - 36 Bahama Bend
    - d. Account 227867 - 57 Tunapuna Lane
    - e. Account 227294 - 68 Trinidad Lane
    - f. Account 255664 - 23 Catspaw Cape
    - g. Account 249783 - 25 Catspaw Cape
    - h. Account 247941 - 13 Aruba Bend
    - i. Account 227776 - 9 Saint Kitts Way
    - j. Account 256719 - 7 Spinnaker Way
    - k. Account 254456 - 58 Spinnaker Way
    - l. Account 228016 - 3 Buccaneer Way
    - m. Account 227495 - 13 Blue Anchor Cay Road
    - n. Account 227591 - 28 Spinnaker Way
    - o. Account 226851 - 23 Green Turtle Road
    - p. Account 227429 - 22 Montego Court
    - q. Account 227542 - 7 Buccaneer Way
    - r. Account 227727 - 30 Port Royale Road
  2. **AECC Projects:** All accounts are current.

VIII. UNFINISHED BUSINESS: None

IX. NEW BUSINESS:

- A. Resolution 24-07 - Clubhouse Recurring Events
  1. Action to be taken in Open Session

X. PERSONNEL:

- A. Pool Services
  1. Action to be taken in Open Session

XI. CORRESPONDENCE:

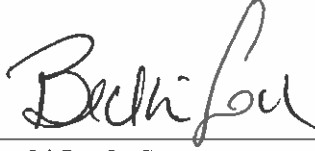
- A. Memo dated September 7, 2024 from 18 Montego Court
  1. **MSMC (Director Dew Opposed) to: Approve** offering the Montego Village homeowners who specifically asked the Board for a payment plan the option of paying half of the Special Assessment no later than October 15, 2024, and paying the other half of the Special Assessment (plus 10% annualized interest) no later than December 15, 2024. Otherwise, the full amount of the Special Assessment is due immediately and will be considered late if not received by October 15, 2024.
- B. Fine Waiver Request for 7 The Point
  1. **MSUC to: Deny** the request to waive the previously approved trash can violation fine.

XII. ANNOUNCEMENTS:

A. Open Session was scheduled to begin after a short break.

XIII. ADJOURNMENT:

A. There being no additional business, the Executive session meeting was adjourned at 2:33 p.m.



Becki Lock, Secretary



Mark Crisson, Board President