

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

**December 12, 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.    JAMAICA SOLAR ARRAY NEW IMPROVEMENT**

- A. Announcement of Quorum
- B. Begin Tabulation

**IV.    RECOGNITION OF GUESTS:**

**V.     EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on December 12, 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 October 24, 2024

***ACTION*    77-81**

**VIII.   COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee:

***PROJECT LINKS***

- 1. **RECEIVE** AECC Meeting Minutes for December 10, 2024

***HANDOUT*      *ACTION***

- (a) New Business:

- i. 25 Kingston Court – Patio Expansion

Request to extend waterside patio with like for like decking and fence. Indemnity agreement will be required.

- ii. 77 Trinidad Bend – Major Remodel/Addition

Request for a first-floor addition for new laundry and storage room; a second-story addition to include closet in master bedroom, new bath and a new balcony, increasing the total floor area by 554 square feet.

- iii. 107 Antigua Court – Minor Remodel

Request to perform a minor remodel to kitchen & baths, new flooring, remove fireplace and an interior non-bearing wall, a tub conversion, and a mini-split air conditioning system located on the enclosed patio. Indemnity agreement will be required.

- iv. 41 Sandpiper Strand – Hardscape/Landscape

Request to renovate the front and rear yard hardscape, but not limited to, a new barbeque, new fountain & fire bowls, cobblestone & pavers, relocating pool equipment, new seawall railing, landscape lighting, pool decking, and modifying planters.

- B. Finance Committee – Robert Rood

*See Item X. Treasurer's Report*

- C. Grand Caribe Task Force – Mark Crisson

***UPDATE***

- 1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for October 9, 2024

***ACTION*    82-83**

- 2. **RECEIVE** Grand Caribe Task Force Meeting Minutes for November 13, 2024

***ACTION*    84-85**

- IX. CONTRACT CONSENT CALENDAR:** **ACTION** 86-87  
 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. Bahama Village – Sound wall repairs
    - 1. Budget: \$10,000
    - 2. Sole source from Cal South for \$4,600 as CCHOA Maintenance Services contractor
    - 3. **APPROVE** to contract with Calsouth for \$4,600
  - B. Bahama Village – Retaining wall repairs, stucco, and paint
    - 1. Budget: \$10,400
    - 2. Sole source bid from Lexus Painting for \$2,150 based on their selection for trim cycle contractor
    - 3. **APPROVE** to contract with Lexus Painting for \$2,150
- X. PRESIDENT’S REPORT:** Mark Crisson
- XI. TREASURER’S REPORT:** Bob Rood
- A. **RECEIVE** the Treasurer’s Report for October 2024, Pending Audit or Review **ACTION** 88-89
    - 1. **APPROVE** Bank Reconciliation Summary, October 2024 **ACTION** 90
      - (a) First Citizens Bank – Operating Account, October 30, 2024
      - (b) Wells Fargo Advisors – Reserve Account, October 30, 2024
    - 2. **APPROVE** Expenses Over \$10,000 **ACTION** 91
    - 3. **APPROVE** Reserve Investment Summary and Disclosure **ACTION** 92
  - B. **ACCEPT** Resignation of Treasurer Robert Rood **ACTION**
  - C. **APPOINT** Mark Metzger (Antigua) as CCHOA Treasurer **ACTION**
- XII. MANAGER’S REPORT:** Henry Angelino
- A. Department Summary Reports **UPDATE**
    - 1. Administrative Approvals, Renee Stavros 93-94
    - 2. Code Enforcement, Renee Stavros 95-97
    - 3. Landscape, Mike Gaylord 98
    - 4. Maintenance, Sergio Gonzalez 99-100
    - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 101-102
  - B. Workers Compensation Insurance Renewal **HANDOUT** **UPDATE**
  - C. Village Volunteer Orientation (January 2025) **DISCUSSION**
  - D. Director Training on New Legislation (February 2025) **DISCUSSION**
- XIII. UNFINISHED BUSINESS:**
- A. Adopt Resolution 24-07 - Clubhouse Recurring Events **ACTION** 103-105
  - B. Clubhouse User Fees **ACTION** 106-107
  - C. Dock Rental Fees **ACTION** 108-110
  - D. Proposed Resolution 24-08 – Installing Flagpoles and Displaying Flags **ACTION** 111-115
  - E. Port Leasehold Maintenance Agreement **ACTION** 116-123
- XIV. NEW BUSINESS:**
- A. **ACCEPT** the Resignation of Director Robert Rood **ACTION**
  - B. **APPOINT** Matt Zagrodzky as Mardi Village Interim Director **ACTION** 124
  - C. Electronic Voting – Change to Voting Rules **ACTION** 125-134
  - D. Jamaica Village Solar Array New Improvement – **Announcement Ballot Tabulation** **ACTION** 135-137
  - E. Delinquent Accounts: Intent to Lien/Lien: **ACTION**
    - 1. Account 227342
- XV. CORRESPONDENCE:** None
- XVI. ANNOUNCEMENTS:**
- A. The next Open Session Meeting is scheduled for January 23, 2025, at 2:00 pm.
- XVII. ADJOURNMENT:**