

**CORONADO CAYS HOMEOWNERS ASSOCIATION**  
**Architectural and Environmental Control Committee**  
**January 14, 2025**

**Grand Caribe Room**

**A G E N D A**

**5:00 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVE** the December 10, 2024 Meeting Minutes Pgs. 1-3

**IV. NEW BUSINESS**

1. 25 KINGSTON COURT – Patio Extension Pgs. 4-20

Board is seeking clarification as to why the AECC finds this request to be “reasonable and an exception to the rule.” CCHOA Member Handbook, Section 9.16.5.3.1 states, “patios that have already been expanded by the current or previous owner will not be approved.” Indemnity Agreement has not been completed, pending approval.

2. 107 ANTIGUA COURT – Minor Remodel Pgs. 21-53

Proposing 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 installed on the enclosed patio. The Board requested an engineer’s analysis of the non-bearing wall for review by the AECC. Indemnity Agreement has been completed.

3. 21 BRIDGETOWN BEND – Addition/Remodel Pgs. 54-66

Proposing a second-story addition above existing dining room and kitchen area, increasing the square footage 400 square feet, a new roof deck above addition with 530 square feet, new prefab spiral staircase with access to addition and roof deck, and remodel kitchen.

4. 41 SANDPIPER STRAND – Hardscape/Landscape HANDOUT-

Proposing 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. The Board requested plans to be professionally documented that the fountain height is not more that 42-inches in height.

**V. DISCUSSION**

**VI. ANNOUNCEMENTS**

**VII. ADJOURNMENT**