

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

**January 23, 2025
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 January 23, 2025, 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 December 12, 2024 ***ACTION*** **34-38**

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee: ***PROJECT LINKS***
1. **RECEIVE** AECC Meeting Minutes for January 14, 2025 ***ACTION*** **39-41**

(a) New Business:

- i. 25 Kingston Court – Patio Expansion ***Recommends to Approve***
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.
- ii. 107 Antigua Court – Minor Remodel ***Recommends to Approve***
Request to perform a minor remodel to kitchen & baths, new flooring, remove fireplace and an interior wall, a tub conversion, and a mini-split air conditioning system located on the enclosed patio. Indemnity agreement has been completed.
- iii. 21 Bridgetown Bend – Addition/Remodel ***Recommends to Approve***
Proposing a second-story addition above existing dining room and kitchen area, increasing the square footage 400 square feet, new prefab spiral staircase with access to addition and remodel kitchen. Rooftop deck removed from plans dated 1/17/2025.
- iv. 41 Sandpiper Strand – Hardscape/Landscape ***Recommends to Approve***
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. The Board requested plans to be professionally documented that the fountain height is not more that 42-inches in height. New plans removed rear yard fountain.
- v. 32 Trinidad Bend – Extend Construction Deadline ***Recommends to Approve***
Request to extend construction deadline to 03/28/25. Original estimated finish date 02/15/25. All work remaining is to interior.

B. Finance Committee – Mark Metzger ***See Item X. Treasurer’s Report***

C. Grand Caribe Task Force – Mark Crisson ***UPDATE***

1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for December 11, 2024 ***ACTION*** **42-43**

2. **APPOINT** Steve Bowman to the Grand Caribe Task Force ***ACTION***

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| 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. Green Turtle Village – Entry Colum Repair | | 44 |
| 1. Budget: \$5,000 | | |
| 2. Sole source bid from Cal South for \$3,950 as CCHOA Maintenance Services contractor | | |
| 3. APPROVE to contract with Cal South for \$3,950 | | |
| B. Trinidad Village – Sound Wall Repairs | | 45 |
| 1. Budget: \$10,000 | | |
| 2. Sole source bid from Cal South for \$10,800 (200 linear feet) as CCHOA Maintenance Services contractor | | |
| 3. APPROVE to contract with Cal South for \$10,800 | | |
| C. Mardi Gras/Port Royale Villages – Pool, Deck Reseal | | 46 |
| 1. Budget: \$2,206 | | |
| 2. Sole source bid from Cal South for \$2,400 as CCHOA Maintenance Services contractor | | |
| 3. APPROVE to contract with Cal South for \$2,400 | | |
| IX. PRESIDENT’S REPORT: Mark Crisson | | |
| X. TREASURER’S REPORT: Mark Metzger | | |
| A. RECEIVE the Treasurer’s Report for November 2024, Pending Audit or Review | ACTION | 47-48 |
| 1. APPROVE Bank Reconciliation Summary, November 2024 | ACTION | 49 |
| (a) First Citizens Bank – Operating Account, November 30, 2024 | | |
| (b) Wells Fargo Advisors – Reserve Account, November 30, 2024 | | |
| 2. APPROVE Expenses Over \$10,000 | ACTION | 50 |
| 3. APPROVE Reserve Investment Summary and Disclosure | ACTION | 51 |
| B. RECEIVE the Treasurer’s Report for December 2024, Pending Audit or Review | HANDOUT ACTION | |
| 1. APPROVE Bank Reconciliation Summary, December 2024 | HANDOUT ACTION | |
| (a) First Citizens Bank – Operating Account, December 31, 2024 | | |
| (b) Wells Fargo Advisors – Reserve Account, December 31, 2024 | | |
| 2. APPROVE Expenses Over \$10,000 | HANDOUT ACTION | |
| 3. APPROVE Reserve Investment Summary and Disclosure | HANDOUT ACTION | |
| XI. MANAGER’S REPORT: Henry Angelino | | |
| A. Department Summary Reports | UPDATE | |
| 1. Administrative Approvals, Renee Stavros | | 52-53 |
| 2. Code Enforcement, Renee Stavros | | 54-56 |
| 3. Landscape, Mike Gaylord | | 57-58 |
| 4. Maintenance, Sergio Gonzalez | | 59-60 |
| 5. Safety, Allied Universal Site Supervisor, Gene Rowell | | 61-62 |
| B. Village Volunteer Orientation (January 29, 2025) | DISCUSSION | |
| C. Director Training on New Legislation (February 10, 2025) | DISCUSSION | |
| XII. UNFINISHED BUSINESS: | | |
| A. Clubhouse User Fees | HANDOUT ACTION | |
| B. Dock Rental Fees | HANDOUT ACTION | |
| C. Proposed Resolution 24-08 – Installing Flagpoles and Displaying Flags | ACTION | 63-66 |
| D. ADOPT Change to Voting Rules – Electronic Voting | ACTION | 67-74 |
| XIII. NEW BUSINESS: | | |
| A. Jamaica Village Solar Project – New Improvement Vote (Second Ballot) | ACTION | |
| 1. APPOINT Lynda Pippenger as Jamaica Village Inspector of Elections | | |
| B. 2024-2025 Mid-Year Operating Budget Review | DISCUSSION | 75-76 |
| C. 2024-2025 Reserve Project Status Report | DISCUSSION | 77-80 |
| D. 2025-2026 Reserve Study Assumptions | ACTION | 81 |
| E. Delinquent Accounts: Intent to Lien/Lien: | ACTION | |
| 1. Account 227340 | | |
| 2. Account 248480 | | |
| 3. Account 253707 | | |
| 4. Account 258207 | | |
| 5. Account 258301 | | |
| 6. Account 254755 | | |
| 7. Account 226875 | | |

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. The next Open Session Meeting is scheduled for February 27, 2025, at 2:00 pm.
- B. March Board Meeting is scheduled for March 26, 2025 versus March 27, 2025.

XVI. ADJOURNMENT: