

**CORONADO CAYS HOMEOWNERS ASSOCIATION**  
**Architectural and Environmental Control Committee**  
**February 11, 2025**

**Grand Caribe Room**

**AGENDA**

**5:00 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVE** the January 14, 2025 Meeting Minutes Pgs. 1-3

**IV. NEW BUSINESS**

1. 02 THE INLET – Extend Construction Deadline Pgs. 4-5

Requesting to extend construction deadline to 04/30/25. Original estimated finish date 02/19/25.

2. 11 SIXPENCE WAY – Second Story Addition Pgs. 6-25

Proposing a second-story addition over the existing garage enclosing patio increasing square footage by 185 sq. ft. All material finishes to match existing.

3. 107 ANTIGUA COURT – Remodel Pgs. 26-57

Proposing a minor remodel to a lower unit condominium of kitchen & baths, new flooring, remove fireplace, and a kitchen load-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 kitchen wall for review and update architectural plans for review by AECC. Indemnity Agreement has been completed.

4. 21 BRIDGETOWN BEND – Addition/Remodel Pgs. 58-81

Proposing a second-story addition by adding a new bedroom, bath & office over the existing dining room and kitchen, increasing the square footage 400 square feet. New pre-fab spiral staircase to access the addition and remodel kitchen. This revised plan has modified the roof line to minimize impact to neighbors. Additional neighbor notification has been sent out for comments.

**V. DISCUSSION**

**VI. ANNOUNCEMENTS**

**VII. ADJOURNMENT**