

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

**February 27, 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. 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 February 27, 2025, 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 January 23, 2025

ACTION

VIII. COMMITTEE REPORTS:

- A. Architectural and Environmental Control Committee:

PROJECT LINKS

- 1. **RECEIVE** AECC Meeting Minutes for February 11, 2025

ACTION

- (a) New Business:

- i. 2 The Inlet – Extend Construction Deadline *Recommends to Approve*
Requesting to extend construction deadline to 04/30/24. Original estimated finish date 02/19/25.
- ii. 11 Sixpence Way – Second Story Addition *Recommends to Approve*
Second-story addition over the existing garage enclosing patio, increasing the square footage 170 square feet. All material finishes to match existing finish. Administrative Approval required for any exterior color change.
- iii. 107 Antigua Court – Remodel
Resubmittal Rejected Due to Being Insufficient
Minor remodel to a lower-level condominium unit consisting 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 and update of architectural plans for review by the AECC. Revised plans were submitted for review by the AECC. However, plans did not show revisions to account for the removal of the load bearing components as requested by the Board. Therefore, owner is to submit revised plans that include engineering calculations and assessment of the walls that may be load bearing walls and resubmit for next AECC meeting. AECC recommends to change from Minor to Major Remodel per Section 9.8.1 of the CCHOA Member Handbook.

- iv. 21 Bridgetown Bend – Addition/Remodel *Recommends to Approve*
 Revised plan for a second-story addition by adding a new bedroom, a new bath & office over the existing dining room and kitchen, increasing the square footage 400 square feet. Remodel kitchen. New pre-fab spiral staircase to access the addition. This revised plan modified the roof line to minimize the impact to neighbors. Additional neighbor notifications were sent out for neighbor comment. Four (4) out of five (5) neighbors responded of which three (3) were in attendance to provide in-person comment. Owner attended the meeting and husband communicated via telephone to address the Committee.

After careful consideration and much deliberation of revised plans and owner & neighbor concerns, the Committee finds this project compatible with the HOA guidelines set in Section 9.4 Design Approval Criteria of the CCHOA Member Handbook.

- B. Finance Committee – Mark Metzger *See Item XI. Treasurer’s Report*
- C. Grand Caribe Task Force – Mark Crisson *UPDATE*
 1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for January 8, 2025 *ACTION*

IX. 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. Admin Building – Painting, Exterior
 - 1. Budget: \$18,053 in 2025-2026 Reserves
 - 2. Bids received from California Painting for \$26,800, Lexus Painting for \$13,285 and LP Construction for \$26,130.83
 - 3. **APPROVE** to contract with Lexus Painting for \$13,285
- B. Green Turtle Cay – Entry Colum Repair
 - 1. Budget: \$5,000. Will use \$2,800 from raised planter project.
 - 2. Change in job scope due to excessive deterioration of column after removing rock veneer. The revised cost is \$7,800 to rebuild columns and install rock veneer.
 - 3. **APPROVE** revised scope of work cost of \$7,800
- C. Trinidad Village Docks – Fire Line Dry Standpipe Five-Year Test (52 total standpipes)
 - 1. Budget: \$2,000 (originally included in Safety Equipment scope of work)
 - 2. Aztec Fire was unable to perform under our Safety Equipment contract. Second contractor declined to bid based on outside area of expertise. Bid received from Cintas for \$14,000
 - 3. **APPROVE** to contract with Cintas for \$14,000
- D. Kingston Village – Weep Screed Replacement
 - 1. Budget: \$10,000
 - 2. Bids received from Cal South for \$12,560 and from M15 for \$13,500
 - 3. **APPROVE** to contract with Cal South for \$12,560
- E. Mardi Gras Village – Termite Treatment, Wood Repairs
 - 1. Budget: \$3,213
 - 2. Sole source bid from Cal South Builders as Maintenance Service Contractor
 - 3. **APPROVE** to contract with Cal South Builders for \$3,213

X. PRESIDENT’S REPORT: Mark Crisson

XI. TREASURER’S REPORT: Mark Metzger

- A. **RECEIVE** the Treasurer’s Report for January 2025, Pending Audit or Review *ACTION*
 - 1. **APPROVE** Bank Reconciliation Summary, January 2025 *ACTION*
 - (a) First Citizens Bank – Operating Account, January 31, 2025
 - (b) Wells Fargo Advisors – Reserve Account, January 31, 2025
 - 2. **APPROVE** Expenses Over \$10,000 *ACTION*
 - 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION*

XII. MANAGER'S REPORT: Henry Angelino

- A. Department Summary Reports *UPDATE*
 - 1. Administrative Approvals, Renee Stavros
 - 2. Code Enforcement, Renee Stavros
 - 3. Landscape, Mike Gaylord
 - 4. Maintenance, Sergio Gonzalez
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell
- B. Village Volunteer Orientation (February 25, 2025) *UPDATE*
- C. 2025-2026 Budget Meeting Scheduling for Directors

XIII. UNFINISHED BUSINESS:

- A. Clubhouse User Fees *HANDOUT ACTION*
- B. Proposed Resolution 24-08 – Installing Flagpoles and Displaying Flags *ACTION*

XIV. NEW BUSINESS:

- A. Jamaica Village Solar Project – New Improvement Vote (Second Ballot) *ACTION*
 - 1. Jamaica Village Solar Array New Improvement – **Announcement Ballot Tabulation**
- B. Delinquent Accounts: Intent to Lien/Lien: *ACTION*
 - 1. Account 227786
 - 2. Account 254755
 - 3. Account 227507
 - 4. Account 227006
 - 5. Account 232610
 - 6. Account 226797

XV. CORRESPONDENCE: None

XVI. ANNOUNCEMENTS:

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

XVII. ADJOURNMENT: