

C.C.H.O.A.  
505 Grand Caribe Isle  
Coronado CA 92118



Voice 619.423.4353  
Fax 619.424.3923  
E-mail [kkaiwi@cchoa.org](mailto:kkaiwi@cchoa.org)

HOMEOWNERS ASSOCIATION

## **BOARD MEETING MINUTES**

The Coronado Cays Homeowners Association held its regular monthly meeting on Thursday, December 4<sup>th</sup>, 2008 in the Grand Caribe Room.

Board members in attendance and constituting a quorum were:

Stuart Landersman, President  
Kim Tolles, Secretary  
Rudy Dew, Director  
David Herring, Vice-President  
Mark Conrad, Director  
Fred Brown, Director (2:00 p.m.)  
David Love, Director (1:05 p.m.)  
Bob Shugert, Treasurer

Antigua Village  
Bahama Village  
Green Turtle Cay  
Jamaica Village  
Kingston Village  
Mardi Gras Village  
Trinidad Village  
Blue Anchor Cay

Absent:

Jim Besikof, Director  
David Clopp, Director  
Carla Bacon, Director

Blue Anchor Cay  
Montego Village  
Port Royale Village

Staff present:

Larry Peterson, General Manager  
Clarence Freeman, Director of Safety & Code Enforcement  
Kathie Kaiwi, Accounting Assistant

### **I. REGULAR SESSION**

President Landersman called the meeting to order at 2:00 p.m. He welcomed all members to the meeting.

President Landersman briefed the public on topics covered in Executive Session: Waterways litigation is set for trial in May 2009, termite litigation, a covenant enforcement issue and personnel issue.

### **II. Pledge of Allegiance**

### **III. Recognition of Guests:**

President Landersman recognized guests; Al Ovrom, and Mike Wiewode from the City Council and Gary Gelinias from *Water 2 Save*.

**Councilmember Ovrom** reported that Casey Tanaka was sworn in as Mayor. He talked about the Coronado Emergency plan and explained that it as a generic plan for Coronado and not specific to the Cays.

**Frank Zottolo** was presented the “Spot of Beauty” award by President Landersman.

**Gary Galinas** of *Water 2 Save* selected Coronado Cays for a trial program on water conservation. The proposed plan can save 20-40% annually. Port Royale, Trinidad and Blue Anchor are areas being considered for the program. The program is covered by a grant from SDGE and uses wireless monitoring and controls.

**Bill Barsz** added that *Water 2 Save* is similar to CalSense. He also pointed out that an experimental xeriscape project is at 42 Aruba and ready to view.

- IV. **Board Minutes:** The proposed minutes of the regular meeting of October 23, 2008 were previously distributed. The reading of the minutes in their entirety was waived.

Director Herring moved and Director Dew seconded the motion to approve the minutes of the Regular Board Meeting of October 23, 2008. The motion carried unanimously.

- V. **AECC Recommended Actions:** November 20, 2008  
Director Herring moved and Director Dew seconded the motion to accept the actions of the AECC minutes dated November 20, 2008. The motion carried unanimously.

- A. 6 Half Moon Bend, Woods – install electric solar panels **recommend approval**  
B. 97 Kingston Court, Pierce – install tile on back patio **recommend approval**  
Director Conrad noted that a “license” is required.

VI. **Committee Reports:**

- A. **Safety Committee Minutes:** November 13, 2008 **No action**  
Recent siren test was ‘silent’. April 2009 siren test should be an audible test.
- B. **Landscape Committee Minutes:** October 14, 2008 **No action**
- C. **Trinidad/Kingston Village Clubhouse Docks:** **No action**  
Director Love moved and Director Herring seconded the motion to schedule a separate meeting to discuss the docks surrounding the Trinidad/Kingston Clubhouse.  
The motion carried unanimously.

VII. **Correspondence**

- A. **In-coming:**
1. Letter dated 11/18/08 - Re: Silver Strand Alcohol ban – Clark **No action**
  2. Letter dated 11/18/08 - Re: Silver Strand Alcohol ban – Ruth Coleman, State Parks Commission. **No action**
  3. Letter dated 11/18/08 - Re: Silver Strand Alcohol ban - Ducheny **No action**
  4. Letter dated 11/18/08 - Re: Silver Strand Alcohol ban - Salas **No action**
  5. Letter dated 11/25/08 - Re: TVDI information to be addressed at a special TV/KV Clubhouse Docks meeting.

**B. Out-going:**

1. Letter dated 11/05/08 – Response to Ruth Coleman

**VIII. President's Report:**

1. Gated Community: Director Dew initiated for Green Turtle, and could be a pilot project for the Cays villages. General Manager Peterson is continuing investigation with the City of Coronado and now with the Port commission. Tideland access could be a possible issue.
2. Nothing more heard on the North grand Caribe Island issue.
3. Nothing more heard on the issue of Beach Cabins at Silver Strand State Beach.
4. Dog waste signs: The Board voted for fines and signs, then rejected the resolution. City of Coronado ordinance already covers the issue. Investigating whether the City can provide/install signs and if not CCHOA will provide signs referring to the City ordinance.
5. Large trash pickup: noted that we need better notification for homeowners. Investigating the possibility of a quarterly schedule.
6. Eagle Scout project: Funding for tennis court benches. Assistant Director Wallin appointed to recommend action: proposal impractical due to time constraints. Recommendations from the Board: Director Tolles suggested a matching program and a naming program. Treasurer Shugert to investigate.

**IX. Treasurer's Report:**

Bob Shugert, Treasurer, reported that the combined financial statement for the month of October and our 4<sup>th</sup> month of our new fiscal year is below budget in the amount of \$17,360.00 as compared to last year's budget at the same time of a below budget amount of \$18,887.00. Total income is slightly ahead of budget and operating expenses are below budget.

Our combined Reserve Account balance is \$2,947,548.00 as compared to last year's balance (October 2007) of \$2,708,066.00. Over this last 12 months we have added \$240,000.00 to our Reserve Account.

For the month of October and year to date the Common Administration Financial Statement is over budget in the amount of \$5,348.00. Income is slightly ahead of budget and operating expenses are below budget. Administration expense is substantially over budget due to higher legal expenses, higher income taxes and consultant fees.

The Common Administration Reserve balance is \$353,007.00 compared to last month's balance of \$339,367.00.

Most villages are essentially under budget for the month of October and year to date. Kingston Village is over budget by \$7,611.00 due to a special maintenance project but this will disappear when moved to their Reserve Account. Blue Anchor Village is over budget as a result of a special project that was not budgeted for. Port Royale Village is over budget due to a landscape project but as cost are spread out over the next several months they should be okay. All villages are currently in compliance with Resolution 07-02 our Threshold Funding requirement.

**Investment Policy:**

Last month Treasurer Shugert discussed the current investment policy. There has been change in this policy.

On another subject:

Treasurer Shugert briefly discussed the economic environment that we are currently in. Most of us are aware that we have been in a recession for about a year and it does not appear that we have bottomed out. This means things still may get worse before they get better. The Coronado Cays Homeowners Association is also feeling the impact of this recession in terms of less rental income, a slight pick-up in HOA fee delinquencies and increased cost in water and legal fees. He asked that each Director and the General Manager review their respective budgets to see if there is any place they can cut back expenses and urged each to work with the CCHOA Management team to try and reduce any unnecessary expenditures.

Director Herring moved and Director Brown seconded the motion to approve the Treasure’s Report. The motion carried unanimously.

**X. Manager’s Report**

General Manager Peterson reported that a blanket dock replacement permit has been obtained. Docks must be “like for like” to ensure a short term approval. General Manager Peterson and Dockmaster Brenden will attend a meeting at the Port Authority on December 9, 2008 to discuss C Wharfage Inc.

**XI. Old Business**

None.

**XII. New Business**

1. Delinquent Assessment Report:

1002, 2004, 2007, 2184, 2192, 3076, 7024, 7027, 8011, 8134, 8138, 9138, 10008, 10039

Discussion: Twelve of 14 paid toward their balance or in full. General Manager Peterson thanked Accounting Supervisor Pam Norwood for her efforts in collecting these funds.

Director Herring moved and Director Dew seconded the motion to accept the delinquent assessment report. The motion carried unanimously.

2. The annual Calendar for 2009 was distributed in the Board packet.

3. “Coronado Common Sense” dated November 15 and 16, 2008. **No action taken**

There was discussion over two blog items about the Cays. One concerned personnel and legal matters. President Landersman indicated that the facts were inaccurate. The other blog item concerned the berm lawsuit, the proposed hotel and the Log. The idea of a volunteer monthly newsletter was discussed and applauded. Now the volunteers need to come forward.

**XIII. Oral Communications:**

**Ella Croshier**, 25 Blue Anchor – Discussed her blog article.

**Beverly Dyer**, 93 Trinidad Bend – Asked to be notified of any emergency concerns.

**XIV. Announcements:**

Due to the Holiday Season, the next regular Board meeting is 2:00 p.m. January 22, 2009 in the Grand Caribe room.

**XV. Adjournment**

Director Herring moved and Director Dew seconded the motion to adjourn the meeting at 3:42 p.m.

**CERTIFICATION OF BOARD & APPROVAL OF MINUTES:**

“This is to certify that the Coronado Cays Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard for the best interests of the community and its members; has exercised discretion with the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and, hereby approved the authenticity of actions reported in minutes of this meeting.”

---

Stuart Landersman, President

---

Kim Tolles, Secretary