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HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

The Coronado Cays Homeowners Association held its regular meeting on Thursday, August 26, 2010, in the Grand Caribe Room.

Board members that participated and constituting a quorum were:

David Herring, President	Jamaica Village
Jim Allen, Director	Green Turtle Cay
Stuart Landersman, Director	Antigua Village
Kim Tolles, Vice President	Bahama Village
John McLawhorn, Director	Kingston Village
Richard Eddy, Director	Montego Village
Carla Bacon, Director	Port Royale Village
Fred Brown, Secretary	Mardi Gras Village
Bob Shugert, Treasurer (non-voting)	Blue Anchor Cay

Absent:

David Love, Director	Trinidad Village
Jim Besikof, Director	Blue Anchor Cay

Staff present:

Larry Peterson, General Manager
Kathie Kaiwi, Accounting Assistant

Legal counsel present:

Jon Epsten

I. PLEDGE OF ALLEGIANCE

II. REGULAR SESSION

President Herring called the meeting to order at 2:05 p.m. and welcomed all members. President Herring briefed the Membership on topics covered in Executive Session: City appeal of the waterways litigation, Applegate Properties vs. CCHOA (Montego Docks), damage to common area hearing. Jamaica Docks removed from agenda.

III. RECOGNITION OF GUESTS

President Herring welcomed guests:

Fire Chief John Traylor

Vegetation at the Cays Fire Station has been cleaned out and is being re-landscaped to hide the fence. CERT training through Adult Education at the High School, target area will be Cays residents, with Director Brown as the primary instructor. Will be working with General Manager Peterson on a mitigation with Montego docks on the city channels.

Continues to work with the TVDI project. With the removal of the headwalk, the new requirement is to provide access across the rear of properties, in Trinidad Village. Trinidad Village Docks, Inc. will develop a dry standpipe system where the city supplies water for firefighting. These standpipes are located at 17 Trinidad, 97 Trinidad and the Clubhouse.

Doug Metz, Port Royale Village

Attended a City Council meeting that addressed a committee called Coronado Naval Complexes Coordinating Group. Some of those in attendance were; Mayor Tanaka, Councilmember Woiwode, Captain Yancy, C.O. of North Island and his staff. The Navy plans to intensify training between the Shores and the Silver Strand State Beach and the State Beach and Imperial Beach. Flight routes for helicopters were not covered in the Environment Impact Report (EIR), but the Navy would consider requests. Mr. Metz asked if Navy would reveal the schedule of those helicopters coming from Imperial Beach. Captain Yancy said it would be supplied. The next meeting of the Coronado Naval Complexes Coordinating Group is scheduled for 3:00 p.m. on September 20, 2010 at the Police Department and 3:00 p.m. on November 20, 2010, also at the Police Department. Capt Yancy indicated that the final commentary would be available in the late fall. SEAL activity has increased and is affecting the City. Letter from the City dated March 4, 2010 addressed several concerns from the Cays. Letter dated August 4, 2010, from the City Manager concerning public safety and noise, over flight activities, coastal access, increased personnel and traffic (which increased by over 40%). Coastal Commission: adopted seven conditions, among them: least terns, and other protected birds, nesting season, vernal pools, civilian access. Navy responded that the EIR does not require them take into consideration any Coastal Commission regulations. However they will try to discuss concerns during the 90 day period (letter dated August 20, 2010).

Mr. Metz also attending the Bicycle Committee meeting. Concerns discussed: kids are texting while on bicycles. Cays entrance, cyclists that speed and don't consider traffic or signs. A proposed solution is to move the traffic lights and force a 90 degree turn onto the Strand and eliminate the merge. This would mean the traffic light would have to be observed by cyclists or receive a possible traffic ticket.

IV. BOARD MINUTES:

A. June 24, 2010

The proposed minutes of the Board meeting held June 24, 2010, was previously distributed. The reading of the minutes in its entirety was waived.

Director Brown moved and Director Tolles seconded the motion to approve the June 24, 2010, minutes of the Board meeting. The motion carried 7 yeas, 1 abstention. (JA)

A. August 6, 2010

The proposed minutes of the Board meeting held August 6, 2010, was previously distributed. The reading of the minutes in its entirety was waived.

Director Brown moved and Director Landersman seconded the motion to approve the August 6, 2010, minutes of the Board meeting. The motion carried unanimously.

V. AECC RECOMMENDATIONS: August 24, 2010

Action by CONSENT CALENDAR: 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 a member of the Board or the public requests, in which event, the item will be considered separately in its normal sequence.

Director Tolles moved and Director Landersman seconded the motion to approve the minutes of the AECC meeting August 24, 2010 for items E1 thru E4 with the exception of the penalty on 75 Antigua. The motion carried unanimously.

- E1. 16 Green Turtle Rd., Kivel** **Approved with conditions**
Install a new sliding door to first floor deck, remove the roof and convert to a 2nd story viewing balcony, interior remodels to the kitchen and bathroom
- E2. 55 Spinnaker Way, Brooks** **Approved with conditions**
Install wrought iron entry gate (the words "for security" removed).
- E3. 75 Antigua Court, Guertin** **Approved with conditions**
Run a gas line from the meter to the hot water heater in an exterior street side closet. *Discussion: General Manager Peterson suggested a warning letter regarding prior approvals before work starts.*
- E4. 75 Antigua Court, Guertin** **Approved with conditions**
Run a gas line from the meter to the roof, across the roof and down through the firewall to the kitchen stove.
- E5. 9 The Inlet, Gormican** **Tabled**
Minor changes to existing plans approved in January 2010 as follows: add an outside entry cover, square up the new covered deck to current house exterior, add an arch to the covered deck, and use an all glass railing instead of glass with wood pickets.
- E6. Proposed Resolution 10-02 –**
Kingston Village Awnings and Window Shades, Section 9.24 Item 4
Director McLawhorn moved and Director Brown seconded the motion to accept Proposed Resolution 10-02 for distribution to membership. The motion carried unanimously.

VI. COMMITTEE REPORTS

- A. Finance Committee – July 15, 2010**
Director Brown moved and Director Eddy seconded the motion to accept the July 15, 2010 Finance Committee meeting minutes and 2009-2010 year end financial statements subject to audit. The motion carried unanimously.
- B. Grand Caribe Task Force** **None**
- C. Insurance Committee** **None**
- D. Landscape Committee** **None**
- E. Safety Committee** **None**

VII. CORRESPONDENCE:

- A. In-coming:**
1. Letter dated July 7, 2010 – Guertin **No Action**
 2. Letter dated August 12, 2010 – Cornelius **No Action**
- B. Out-going:**
1. Letter dated August 19, 2010 – Cornelius **No Action**
 2. Letter dated August 20, 2010 – Loews Coronado Bay Resort **No Action**

VIII. PRESIDENT'S REPORT: President David Herring

IX. TREASURER'S REPORT: July 22, 2010, Treasurer Bob Shugert

Director Brown moved and Director Bacon seconded the motion to accept the July 22, 2010 Treasurer's report subject to audit. The motion carried unanimously.

- X. MANAGER'S REPORT:** General Manager Larry Peterson **No action**
Discussed highlights from his report.

Street light status, City of Coronado: will start at end of this month, limited number can be made per month

Pedestrian Ramps, City of Coronado – 30-50 curb cuts throughout Cays will begin this Fall.

Slurry Seal, City of Coronado – bids to go out for all streets in the Cays in mid-September begin work in November.

- XI. OLD BUSINESS: Two directors absent. Vote could not take place.**

A. Appointment of Officers – requires all directors present **No Action Taken**

B. Resolution 10-01 – Year-end Transfer 2009-2010 Operating Funds to Reserves.

Director Brown moved and Director Bacon seconded the motion to approve Resolution 10-01: Year-end Transfer 2009-2010 Operating Funds to Reserves. The motion carried unanimously.

Amended to:

Director Brown moved and Director Bacon seconded the motion to ratify Resolution 10-01: Year-end Transfer 2009-2010 Operating Funds to Reserve. The motion carried unanimously.

C. Use of Property **Tabled**

- XII. NEW BUSINESS:**

A. Delinquency Assessment Report **No Action Taken**

B. Election Results, 2010-2011 Board of Directors

Jamaica	Dave Herring	51
Green Turtle	Jim Allen	85
Antigua	Stu Landersman	52
Bahama	Kim Tolles	55
Trinidad	Dave Love	41
	Bobby Kennedy	14

Director Brown moved and Director Eddy seconded the motion to accept Dave Herring as Director of Jamaica Village, Jim Allen as Director of Green Turtle Cay, Stu Landersman as Director of Antigua Village, Kim Tolles as Director of Bahama Village and Dave Love as Director of Trinidad Village. The motion carried unanimously.

C. Annual Audit, Fiscal Year 2009-2010

Director Bacon moved and Director Landersman seconded the motion to accept the draft form of the 2009-2010 Annual Audit subject to the clarification of contingent liability paragraph 5, page 123. The motion carried 7 yeas and 1 abstention (JA). Discussion: Draft in Board packet because the original is in the mail.

D. Committee Appointments:

Director Tolles moved and Director Bacon seconded the motion to accept all proposed members to their respective committees. The motion carried unanimously. Discussion: All members have accepted their appointments to these committees.

1. AECC

Bud Webb, Chair, Green Turtle, Chair; Frank Rickman, Kingston; Steve Lock, Port Royale; Karen Miller, Port Royale; Larry Peterson, Ex-Officio; Kevin Brenden, Dock Master and Staff Liaison, Port Royale.

2. Finance Committee

John Pippenger, Antigua; John McLawhorn, Kingston; Bob Shugert, Blue Anchor, Chair; Jim Besikof, Blue Anchor; Fred Brown, Mardi Gras, Board Liaison; Larry Peterson, Ex-Officio.

3. Grand Caribe Task Force

Jerry Mitchell, Green Turtle; Al Sorensen, Kingston; Tony Orfila, Blue Anchor, Chair; Bob Shurgert, Blue Anchor; Larry Peterson, Ex-Officio.

4. Insurance Committee

Stuart Landersman, Antigua, Chair; John McLawhorn, Kingston; Dick Eddy, Montego; Fred Brown, Mardi Gras.

5. Landscape Committee

Kathie Kaiwi, Jamaica; Gail Donahue, Green Turtle; Bernice Hunt, Antigua; Bill Barsz, Bahama, Chair; Donna Love, Trinidad; John McLawhorn, Kingston; Linda Rickman, Montego; Sandy Shugert, Blue Anchor; Carla Bacon, Port Royale, Board Liaison; Sylvia Brown, Mardi Gras.

6. Safety Committee

Laura Price, Antigua; Mary Jane Pizzato, Bahama; Harold Nevin, Kingston; Brian Bernados, Montego; Michael Ferro, Blue Anchor; Carol Warren, Port Royale; Fred Brown, Mardi Gras, Chair, Board Liaison

E. Inspector of Elections

Tabled

General Manager Larry Peterson asked the Board to consider outside contractors to coordinate our elections, if no homeowners volunteer.

F. Specific Plan 90.02.160:

Tabled

Visibility Across Rear Yards of Waterfront Dwellings. Asked for director feedback.

XIII. ORAL COMMUNICATIONS: (3 minute limit)

R.G. Head, President TVDI – Requested that the Board consider their request for an easement of the Trinidad-Kingston Clubhouse parking lot to allow access to the docks.
Sue Loftin, Allen David and Tom Morelli

XIV. ANNOUNCEMENTS:

The next regular Board meeting will be held at 2:00 p.m. on Thursday, September 23, 2010, in the Grand Caribe Room.

XV. ADJOURNMENT:

The Board adjourned at 3:35 p.m. and returned to Executive session to discuss TVDI's request for easement.

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.”

C. David Herring, President

Fred Brown, Secretary