

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 27, 2020  
Grand Caribe Room**

**AGENDA**

**2:00 p.m. REGULAR SESSION** **Review/ Discuss/ Act Upon** **Page**

**I. CALL TO ORDER:**

**II. PLEDGE OF ALLEGIANCE:**

**III. RECOGNITION OF GUESTS:**

Kevin Reilly – “The Future of South Cays Park” - Presentation (10 minutes)

**IV. EXECUTIVE SESSION DISCLOSURE:**

**V. HOMEOWNER INPUT** (limited to 3 minutes per homeowner)

Homeowners shall have the opportunity to **politely and respectfully 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 January 23, 2020 **ACTION**
- B. Special Meeting Minutes for February 6, 2020 **ACTION**

**VII. COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee: **ACTION**
  - 1. **Receive** AECC Meeting Minutes for February 11, 2020 **ACTION**
  - 2. New Business: **ACTION**
    - a. **36 Bahama Bend** *Recommends to Deny as Submitted*  
Adding attached accessory dwelling unit (ADU) to include a bedroom and bathroom. Add 2nd level deck.
    - b. **59 Tunapuna Lane** *Recommends to Approve with Conditions*  
Install 11’6” patio bi-fold doors. Replace metal railing with glass break downstairs on the bulkhead and on upstairs balcony.  
**Condition:** Signed Indemnification Agreement Required Prior to Feb. 27, 2020 Board Meeting
    - c. **35 St. Christopher’s Lane** *Recommends to Approve as Submitted*  
Add small window for bathroom on the front of the house behind wall. The wall where the window will be is not visible from the front or by the neighbors.
- B. Cays Entrance Ad Hoc Committee – Director Kim Tolles
- C. Finance Committee – Treasurer Bob Rood *See Item X. Treasurer's Report*
- 1. **Appoint** Randy Riecken, Montego **ACTION**
- D. Grand Caribe Task Force – Director Kim Tolles, Chair
  - 1. **Receive** Grand Caribe Task Force Meeting Minutes for December 11, 2019 **ACTION**
  - 2. **Receive** Grand Caribe Task Force Meeting Minutes for January 8, 2020 **ACTION**
- E. Port Lease Renewal Committee – General Manager Henry Angelino
  - 1. **Receive** Port Lease Renewal Committee Meeting Minutes for January 7, 2020 **ACTION**
- G. Landscape/Water Advisory Committee – Director Karen Farmer, Co-Chair
  - 1. **Receive** LWA Meeting Minutes for January 30, 2020 **ACTION**
  - 2. **Receive** LWA Meeting Minutes for February 6, 2020 **ACTION**

**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 a member of the Board or the Association so requests, in which event, the item will be considered separately in its normal sequence. \*A complete packet is available for review in the HOA office. Referred to Consent Calendar Memo.

- A. Kingston – Emergency Seawall/Sidewalk Void Fill *STATUS*
  - 1. Not Budgeted
  - 2. Bids Received from: American Asphalt (\$29,648); **Eagle Lift (\$17,000)**; Harbour Constructors (\$30,224)
- B. Kingston – Emergency SE Seawall and Sidewalk Repair
  - 1. Not Budgeted
  - 2. Single Bid Received from Harbour Constructors (\$33,140)
- C. Mardi Gras – Balconies
  - 1. Not Budgeted
  - 2. Bids Received from: **CR9 (\$46,060)**; M15 (\$94,000)
- D. Admin Complex Restroom Renovation
  - 1. Budget: \$50,000
  - 2. Single Bid Received from Calsouth Builder (\$55,000)
  - 3. Brandylyn Designs (estimated \$2,000)
  - 4. Port-a-potty rental (estimated \$4,000)
- E. Bahama Village Painting – \$75,000 Change-Order Addition to Fiscal Year 2018-2019 Contract of \$210,580

**IX. PRESIDENT’S REPORT:** Mark Crisson

**X. TREASURER’S REPORT:**

*ACTION*

- A. **Receive** Treasurer’s Report January 2020, Pending Audit or Review
  - 1. Review Bank Reconciliations
    - a. Wells Fargo Advisors – Reserve Account
    - b. Commerce West – Operating Account
  - 2. **Approve** Expenses, Investments and Transfers Over \$10,000
  - 3. **Approve** Reserve Investment Summary

**XI. MANAGER’S REPORT:** Henry Angelino

- A. City of Coronado Projects: South Bay Sewer Main Project- Ongoing
  - 1. Green Turtle Pump Station
  - 2. Trinidad South Pump Station
  - 3. Hwy 75 Wall Repairs
- B. Department Summary Reports
  - 1. Administrative Approvals, Chuck Henning
  - 2. Code Enforcement, Chuck Henning
  - 3. Facilities Manager, Sergio Gonzalez
  - 4. Landscape, Chuck Henning
  - 5. Safety: Allied Universal Site Supervisor, Gene Rowell
- C. Antigua Village Special Assessment Payments
  - 1. \$360,000 of the\$972,000 Special Assessment Has Been Collected (40 Units)
- D. Park West Contract – 3<sup>rd</sup> Year

**XII. UNFINISHED BUSINESS:**

- A. **Adopt** Resolution 19-05: Antigua Air Conditioning *ACTION*
- B. Resolution 20-01 Second Story Additions in Village Residence Zone *STATUS*
- C. **Adopt** Resolution 20-04 Real Estate Signs *ACTION*
- D. CC Wharfage – Revivor Actions (Deadline extended to 05/6/20) *STATUS*

**XIII. NEW BUSINESS:**

- A. South Cays Park Renovation Plan *ACTION*
- B. Resolution 20-05 Antigua Ceiling Heating System Replacement *DISCUSSION*
- C. Delinquent Accounts *ACTION*
  - 1. **Approve** Pre-Lien(s) and Lien(s) on Accounts that Remain Delinquent after Feb. 15, 2020 *ACTION*

**XIV. CORRESPONDENCE:**

- A. Letter Dated February 12, 2020 from City Engineer Ed Walton Re. Signage at the Intersection of Coronado Cays Blvd. and Grand Caribe Cswy.

**XV. ANNOUNCEMENTS:**

- A. Special Board Meeting is Scheduled for March 10, 2020
- B. Next Regular Meeting is Scheduled for March 26, 2020

**XVI. ADJOURNMENT:**