

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

**February 24, 2022
2:00 p.m.
Grand Caribe Room**

AGENDA

REGULAR SESSION **REVIEW / DISCUSS / ACT UPON** *Page*

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE

III. RECOGNITION OF GUESTS:

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on February 24, 2022 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

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

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.

VI. APPROVAL OF MINUTES:

A. Open Meeting Minutes for January 27, 2022

ACTION

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for January 11, 2022 as Modified

ACTION

2. **RECEIVE** AECC Meeting Minutes for February 8, 2022

ACTION

3. New Business:

ACTION

(a) 7 Spinnaker Way

Recommends to Approve as Submitted

Reinforce the seawall by installing tiebacks.

(b) 45 Sandpiper Strand

Recommends to Approve as Submitted

Interior remodel of bathroom with new closets, new family room, new roof at entry, new stone veneer on existing garage wall, new artificial gardens above garage access frames, new wood siding, new jacuzzi, and BBQ, change roof fascia (increase size), new exterior lighting, and new paint on dock and shower. Revised plans dated 2/11/22.

(c) 13 Antigua Court

Recommends to Approve with Conditions

Interior remodel to a lower-level condominium unit to include master bath, kitchen, and living room, a new large sliding door to replace two existing sliding doors and a new BBQ on the waterside patio.

(d) 93 Antigua Court

Recommends to Approve as Submitted

Board previously approved an interior remodel of a first-floor condominium replacing cabinets, appliances, bath fixtures, mirrors, tile, interior doors, fireplace mantle and adding stone, new ceiling texture, add new wall to third room and partially remove wall in kitchen. Modification is to install an additional commode.

(e) 36 Bahama Bend

Recommends to Deny as Submitted

Installation of a new stairway off rear balcony and cover a HVAC duct. Both have already been completed.

(f) 1 Green Turtle

Recommends to Approve as Submitted

Change to pool and spa replacement drawings to lower structure from 32 inches above grade to at grade.

(g) 1 Green Turtle

Recommends to Approve as Submitted

Remove and replace existing floating dock like for like.

B. Cays Entrance Ad Hoc Committee – Director Kim Tolles

UPDATE

C. Finance Committee – Treasurer Robert Rood

See Treasurer's Report

- D. Grand Caribe Task Force – Director Kim Tolles
 - 1. **RECEIVE** GCTF Meeting Minutes for December 8, 2021 **ACTION**
- E. Port Lease Renewal Committee – General Manager Henry Angelino **UPDATE**

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. Jamaica Beach Stairs and Concrete Renovation
 - 1. Budget: \$35,000
 - 2. Sole source bid from American Asphalt and Concrete for \$35,000
 - 3. **APPROVE** to contract with American Asphalt and Concrete for \$35,000
- B. Common Area Vehicles – Ford F250 (Only heavy-duty truck)
 - 1. Budget: \$45,000
 - 2. Purchase price is approximately \$65,000
 - 3. **APPROVE** expenditure of up to \$70,000
- C. Common Area Vehicles – Ford F150
 - 1. Budget: \$35,000
 - 2. Purchase price is approximately \$45,000
 - 3. **APPROVE** expenditure of up to \$45,000

VIII. PRESIDENT’S REPORT: Dennis Thompson

IX. TREASURER’S REPORT: Robert Rood

- A. **APPROVE** the Treasurer’s Report for January 2022, Pending Audit or Review **ACTION**
 - 1. Review Bank Reconciliation Summary, January 2022 **ACTION**
 - (a) CIT Bank – Operating Account, January 31, 2022
 - (b) Wells Fargo Advisors – Reserve Account, January 31, 2022
 - 2. **APPROVE** Expenses Over \$10,000 **ACTION**
 - 3. **APPROVE** Reserve Investment Summary **ACTION**

X. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros
 - 2. Code Enforcement, Renee Stavros
 - 3. Facilities, Sergio Gonzalez
 - 4. Landscape, Henry Angelino
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell
- B. Landscape Maintenance Contract Renewal **ACTION**
- C. Montego Village Garage Structure **UPDATE**
- D. Trinidad Pump Station **UPDATE**

XI. UNFINISHED BUSINESS:

XII. NEW BUSINESS:

- A. Jamaica Village Director Resignation **UPDATE**
 - 1. **APPOINT** Jamaica Village Interim Director **ACTION**
- B. Delinquent Accounts

XIII. CORRESPONDENCE:

- A. Email dated February 16, 2022 from Richard Tolles ref Soccer in City Parks
- B. Letter dated February 7, 2022 from Mark Edwards

XIV. ANNOUNCEMENTS:

- A. Next regularly scheduled meeting of the Board is March 24, 2022 at 2:00 pm.

XV. ADJOURNMENT: