

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

**April 24, 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. RECOGNITION OF GUESTS:

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on April 24, 2025, to review violations, hold violation hearings, review delinquencies, and review personnel matters.

V. 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.

VI. APPROVAL OF MINUTES:

A. Open Meeting Minutes for March 26, 2025

ACTION

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

PROJECT LINKS

1. **RECEIVE** AECC Meeting Minutes for April 8, 2025

ACTION

(a) New Business:

i. 13 Green Turtle – New Dock and Gangway Installation *Recommends to Approve*
Proposal to install a second dock and gangway at home in City waters. Dock is 480 square feet with three piles and the gangway is 71 square feet. Other dock is in Port waters. Concerns from neighbor regarding setback.

ii. 25 Catpaw Cape – Glass Railing on Bulkhead *Recommends to Approve*
Application is for an already installed glass break, 42-inches in height, on the bulkhead in place of previously installed anodized aluminum railing. First of its kind on the bulkhead in Bahama Village. BVAC in favor of the upgrade.

iii. 7 Spinnaker Way – New Construction *Recommends to Approve*
Proposing the new construction of a custom home on an empty lot. Previous design approved by the Board. New design has a slightly different configuration.

iv. 13 Blue Anchor Cay Road – New Construction *Recommends to Approve*
Proposing the new construction of a custom home after teardown of existing. Previous design approved by the Board. New design has a slightly different configuration.

B. Finance Committee – Mark Metzger

See Item X. Treasurer's Report

C. Grand Caribe Task Force – Mark Crisson

UPDATE

1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for March 12, 2025

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 requested by a member of the Board, in which event the item will be considered separately in its normal sequence.

- A. Jamaica Village – Pool Leak and Tile Repairs
 - 1. Budget: \$5,833 Remaining funds from Annual Concrete Contingency
 - 2. Bids received from: Berny's Pool Service for \$ 4,250; American Leak Detection for approximately \$5,000-6,000 plus (bids not exactly the same scope), Crossman Landscape not able to provide bid.
 - 3. **APPROVE** to contract Berny's Pool Service for \$4,250
- B. Antigua/ Bahama Pool – Leak Repairs
 - 1. Budget: \$5,303 (Remaining funds from re-plastering)
 - 2. Bids received from: Berny's Pool Service for \$ 3,825; American Leak Detection for \$4,000 and Crossman Landscape for \$3,200
 - 3. **APPROVE** to contract with Crossman Landscape for \$3,200
- C. Trinidad Village – Monument Wall Repair
 - 1. Budget: \$7,700 Insurance proceeds or owner reimbursement
 - 2. Sole source bid received from Cal South builders for \$7,700 as Maintenance Service Contractor
 - 3. **APPROVE** to contract with Cal South Builders for \$7,700
- D. Port Royale Mardi Gras Village Pool – Leak Repairs
 - 1. Budget: \$3,124 (MGV) and \$160 (PRV) Outside Contractors
 - 2. Bids received from: Berny's Pool Service for \$2,500 complete replacement of skimmer box; American Leak Detection for \$1,000 for temporary repair, Crossman Landscape not able to provide bid.
 - 3. **APPROVE** to contract with Berny's Pool Service for \$2,500
- E. Mardi Gras Village – Roofs
 - 1. Budget: \$265,000 FY2025-2026 Budget and Project (10 homes total)
 - 2. Bids received from: A1 All-American Roofing for \$24,282 per home, LP Construction for \$21,824 per home, and Peak Builders for \$21,041 per home
 - 3. **APPROVE** to contract with LP Construction for \$21,824 per home
- F. Common – Replace Maintenance Vehicle
 - 1. Budget: \$48,204
 - 2. Bids received from: Mossy Ford for Ford Maverick truck for \$33,000
 - 3. **APPROVE** to purchase a new maintenance vehicle for \$33,000

IX. PRESIDENT'S REPORT: Mark Crisson

X. TREASURER'S REPORT: Mark Metzger

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

XI. 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

XII. UNFINISHED BUSINESS:

A. 2025-2026 Draft Budget – Reserve/Operating

ACTION

1. Reserve Budget Matrix
2. Reserve Contributions
3. Reserve Spending Plan
4. Operating Budget Compilation
5. Operating Budget Matrix
6. Assessment Fee History
7. Insurance Master Policy Premium Split

B. Proposed Resolution 24-08 – Installing Flagpoles and Displaying Flags

ACTION

XIII. NEW BUSINESS:

A. Delinquent Accounts: Intent to Lien/Lien:

ACTION

1. Account 253707

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

A. The next Open Session Meeting is scheduled for May 22, 2025, at 2:00 pm.

B. The Annual Meeting is scheduled for August 29, 2025, at 5:00 pm.

XVI. ADJOURNMENT: