

CORONADO CAYS HOMEOWNERS ASSOCIATION
Architectural and Environmental Control Committee
February 11, 2025

MINUTES

I. CALL TO ORDER

After establishing a quorum was present, Chair Kevin Brenden called the meeting to order at 5:01 p.m.

II. ROLL CALL

Committee Members Present: (6)

Kevin Brenden, Chair (Port Royale Village)

Tom Schibler, Board Liaison (Trinidad Village)

Sig Kupka, (Blue Anchor Cay)

Todd Dick, (Jamaica Village)

Lynda Pippenger, (Antigua Village)

Vernon Gorman, (Antigua Village)

Committee Members Absent: (0)

Staff in Attendance: (3)

Henry Angelino, General Manager

Mike Gaylord, Assistant Manager

Renee Stavros, AECC/Code Enforcement Coordinator

Guests in Attendance: (7)

Sara Braham, Owner (21 Bridgetown Bend)

Chris Braham, Owner (21 Bridgetown Bend) via Telephone

Steve & Becki Lock, Neighbors (25 Bridgetown Bend)

Carlton Bacon, Neighbor (14 Port Royale Road)

Grant Miller, Neighbor (4 Tobago Way)

John Patnode, QualfCraft (11 Sixpence)

III. APPROVAL OF MINUTES

MSUC¹ to Approve the January 14, 2025 meeting minutes.

IV. NEW BUSINESS

1. 2 THE INLET – Extend Construction Deadline

Requesting to extend construction deadline to 04/30/24. Original estimated finish date 02/19/25. Owner states that the remaining work is to the interior. After careful

¹ MSUC = Motion, Second, Unanimously Carried

² MSMC = Motion, Second, Majority Carried

consideration, the Committee recommends to approve request to extend construction deadline to 04/30/25.

MSUC: The Committee recommends to approve request to extend construction deadline to 04/30/25.

2. 11 SIXPENCE WAY – Second-Story Addition

Proposing a second-story addition over the existing garage by enclosing patio, increasing the square footage 170 square feet. All material finishes will match existing finish. Any changes to exterior color, owner is to submit a request for administrative approval. After careful consideration, the Committee recommends to approve plan as submitted.

MSUC: The Committee recommends to approve plan as submitted.

3. 107 ANTIGUA COURT – Remodel

Proposing a minor remodel to a lower-level condominium unit of kitchen & baths, new flooring, remove fireplace and a kitchen load-bearing wall, a tub conversion and a mini-split air conditioning system installed on the enclosed patio. The Board requested an engineer's analysis of the kitchen wall and updated architectural plans for review by the AECC.

Revised plans were submitted for review by the AECC. However, plans did not show revisions to account for the removal of the load bearing components as requested by the Board. Therefore, owner is to submit revised plans that include engineering calculations and assessment of the walls that may be load bearing walls and resubmit for next AECC meeting. AECC recommends to change from Minor to Major Remodel per Section 9.8.1 of the CCHOA Member Handbook.

MSUC: The Committee decided to not forward the application for consideration until revised plans are submitted that include engineering calculations, assessment of the walls that may be load bearing walls, and the placement of the load bearing components per Board direction.

4. 21 BRIDGETOWN BEND – Second-Story Addition

Proposing a revised plan for a second-story addition by adding a new bedroom, a new bath & office over the existing dining room and kitchen, increasing the square footage 400 square feet. Remodel kitchen. New pre-fab exterior spiral staircase to access the addition. This revised plan modified the roof line to minimize the impact to neighbors. Additional neighbor notifications were sent out for neighbor comment. Four (4) out of five (5) neighbors responded of which three (3) were in attendance to provide in-person comment. Owner attended the meeting and husband communicated via telephone to address the Committee.

After careful consideration and much deliberation of revised plans and owner & neighbor concerns, the Committee finds this project compatible with the HOA guidelines set in Section 9.4 Design Approval Criteria of the CCHOA Member Handbook. The Committee recommends to approve revised plan as submitted.

One (1) Committee member abstains, one (1) Committee member opposes.

MSMC: The Committee recommends to approve revised plan as resubmitted.


V. DISCUSSION

VI. ANNOUNCEMENTS

The next meeting of the Architectural & Environmental Control Committee is scheduled for Tuesday, March 11, 2025 at 5:00 p.m. in the Grand Caribe Room. The Board will vote on Wednesday, March 26, 2025 at 2:00 p.m. in the Grand Caribe Room.

VII. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

A handwritten signature in black ink, appearing to read "Kevin Brenden", is written over a horizontal line.

Kevin Brenden, Architectural & Environmental Control Committee Chair