

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

**May 22, 2025
Grand Caribe Room**

OPEN AGENDA

2:00 pm REGULAR SESSION	<i>REVIEW / DISCUSS / ACT UPON</i>	<i>Page</i>
I. CALL TO ORDER:		
II. PLEDGE OF ALLEGIANCE:		
III. RECOGNITION OF GUESTS:		
IV. EXECUTIVE SESSION DISCLOSURE:		
An Executive Session was convened on May 22, 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 April 24, 2025	<i>ACTION</i>	<i>30-34</i>
VII. COMMITTEE REPORTS:		
A. Architectural and Environmental Control Committee:	<i>PROJECT LINKS</i>	
1. RECEIVE AECC Meeting Minutes for May 13, 2025	<i>ACTION</i>	<i>35-36</i>
(a) New Business:		
i. <u>78 Antigua Court</u> – Major Remodel	<i>Recommends to Approve</i>	
Proposing a major remodel of an upper-level condominium unit with full demo of unit. All new kitchen & bathrooms, new flooring, new sliding doors, new waterside glass railing, new furnace, and installing new air conditioning system on the roof.		
ii. <u>89 Catspaw Cape</u> – Major Remodel	<i>Recommends to Approve</i>	
Proposing a remodel to a townhome to include: new kitchen & bathrooms, sewer line replacement or lining, installing footings & header for new sliding door at waterside, new garage door, replacing windows & door, and fireplace being removed. New roof with lightweight concrete tiles.		
iii. <u>96 Kingston Court</u> – Electric Vehicle Charger Install	<i>Recommends to Approve</i>	
Proposing to install a new EV charger in the garage.		
iv. <u>42 Admiralty Cross</u> – Extend Constr. Deadline	<i>Recommends to Approve w/ Condition</i>	
Proposing a six (6) month extension to the construction deadline. This project is a major remodel with an estimated finish date of 5/1/2025. The proposed finish date is 11/01/25. Condition is: Limit extension to three (3) months, 8/1/25.		
B. Finance Committee – Mark Metzger	<i>See Item X. Treasurer's Report</i>	
C. Grand Caribe Task Force – Mark Crisson/Henry Angelino	<i>UPDATE</i>	
1. RECEIVE Grand Caribe Task Force Meeting Minutes for April 9, 2025	<i>ACTION</i>	<i>37-38</i>
2. Port of San Diego: Erosion Control and Landscaping	<i>UPDATE</i>	<i>39-40</i>
D. Safety Patrol Ad Hoc Committee – Drew Couto	<i>UPDATE</i>	
1. RECEIVE Safety Patrol Committee Meeting Minutes for April 14, 2025	<i>ACTION</i>	<i>41-42</i>
2. Safety Patrol Focus Areas/Checklist	<i>DISCUSSION</i>	<i>43-52</i>

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. Common – 102 Mardi Gras Vehicle Gate (Landscape Yard) 53-54
 - 1. Budget: \$10,000 in 2025-2026
 - 2. Sole source bid received from: Pronto Garage Doors & Gates for \$12,260, preferred gate contractor
 - 3. **APPROVE** to contract with PGD&G for \$12,260
- B. Common/Antigua/Bahama/Montego/Trinidad – Palm Tree Skinning 55-56
 - 1. Budget: \$37,463 Common, \$4,615 Antigua, \$1,000 Bahama, \$1,000 Montego, \$5,700 Trinidad
 - 2. Bids received from: Green Leaf at \$41,000 for 83 trees (\$494 per tree); A Plus Tree at \$48,400 for 79 trees (\$612 per tree); Land Graphics at \$47,000 for 88 trees (\$539 per tree); and Cal Tree at \$44,600 for 74 trees (\$603 per tree)
 - 3. **APPROVE** to contract with Green Leaf for \$41,000.
- C. Common – Audit and Tax Preparation 57-62
 - 1. Budget: \$8,500
 - 2. Sole source bid from Newman & Associates CPAs for \$8,300
 - 3. **APPROVE** to contract with Newman & Associates CPAs for \$8,300

IX. PRESIDENT’S REPORT: Mark Crisson**X. TREASURER’S REPORT: Mark Metzger**

- A. **RECEIVE** Finance Committee Meeting Minutes for March 20, 2025 **ACTION** 63-67
- B. **APPOINT** Scott Starr to the Finance Committee **ACTION** 68-70
- C. **RECEIVE** the Treasurer’s Report for April 2025, Pending Audit or Review **ACTION** 71-73
 - 1. **APPROVE** Bank Reconciliation Summary, April 2025 **ACTION** 74
 - (a) First Citizens Bank – Operating Account, April 30, 2025
 - (b) Wells Fargo Advisors – Reserve Account, April 30, 2025
 - 2. **APPROVE** Expenses Over \$10,000, April 2025 **ACTION** 75
 - 3. **APPROVE** Reserve Investment Summary, April 30, 2025 **ACTION** 76

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports **UPDATE**
 - 1. Administrative Approvals, Renee Stavros 77
 - 2. Code Enforcement, Renee Stavros 78-81
 - 3. Landscape, Mike Gaylord 82
 - 4. Maintenance, Sergio Gonzalez 83-84
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 85-88
- B. Common – Safety Contract 89-90
 - 1. Budget: \$460,000
 - 2. Sole Source bid for an annual increase to the existing contract with Allied Universal for approximately \$460,000
 - 3. **APPROVE** to contract with Allied Universal for approximately \$460,000

XII. UNFINISHED BUSINESS:

- A. Perpendicular Parking in Driveways **DISCUSSION** 91

XIII. NEW BUSINESS:

- A. New Director Nominations **DISCUSSION**
- B. Appoint Lynda Pippenger as Inspector of Elections for Mardi Gras Village Vote **ACTION**
- C. Mardi Gras Village Special Assessment Ballot and Letter **DISCUSSION** 92-94
- D. Appoint Lynda Pippenger as Inspector of Elections for 2025 Director Elections **ACTION**
- E. Friends of Children Society (FOCUS) Sponsorship **ACTION**
- F. Resolution 25-01 Streets, Vehicles and Parking **ACTION** 95-97

F. Delinquent Accounts: Intent to Lien/Lien:

ACTION

1. Account 227849
2. Account 226717
3. Account 227571
4. Account 226806
5. Account 227112
6. Account 238395

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. The next Open Session Meeting is scheduled for June 26, 2025, at 2:00 pm.
- B. The Annual Meeting is scheduled for August 29, 2025, at 5:00 pm.

XVI. ADJOURNMENT: