

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 11, 2025
Grand Caribe Room**

EXECUTIVE AGENDA

11:30 pm LUNCH

12:00 pm EXECUTIVE SESSION

Review / Discuss / Act Upon Page

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|--------------|---|----------------------------------|
| I. | APPROVE EXECUTIVE MINUTES: | |
| | A. Executive Meeting Minutes for October 23, 2025 | <i>ACTION</i> |
| II. | HEARINGS and LEGAL STATUS: | |
| | A. 1:00 PM – Account 253522 AECC Incomplete Application | <i>ACTION</i> |
| | B. 1:10 PM – Account 256719 Debris on Lot | |
| | C. 1:20 PM – Account 227052 Condition of Vessel | <i>ACTION</i> |
| | D. 1:30 PM – Account 227054 Condition of Vessel | <i>ACTION</i> |
| | E. 1:40 PM – Account 226922 Home Maintenance | <i>ACTION</i> |
| | F. Account 253240 Major Remodel (Mediation) | <i>ACTION</i> |
| | G. Account 258299 Major Remodel – Legal Action | <i>ACTION</i> |
| | H. Account 257777 Landscape Maintenance | <i>DISCUSSION</i> |
| III. | CONTRACTS (Legal): | |
| | A. McKinney’s Pool Service | <i>DISCUSSION</i> |
| IV. | DELINQUENT ACCOUNTS: | |
| | A. Review Delinquency Report, Liens and Foreclosures | <i>DISCUSSION</i> |
| | B. Accounts to Proceed to Non-Judicial Foreclosure | <i>APPROVALS IN OPEN SESSION</i> |
| | 1. Account 258207 | |
| | 2. Account 254755 | |
| | C. Intent to Pre-Lien/Lien: | <i>APPROVALS IN OPEN SESSION</i> |
| | 1. Account 227294 | |
| | 2. Account 227591 | |
| V. | UNFINISHED BUSINESS (Legal): None | |
| VI. | NEW BUSINESS (Legal): | |
| | A. Administrative Complex Rental Income | <i>UPDATE</i> |
| VII. | PERSONNEL: | |
| | A. 2025-2026 General Manager Goals | <i>ACTION</i> |
| | B. Maintenance Tech Victor Elizondo Departure | <i>UPDATE</i> |
| VIII. | CORRESPONDENCE: None | |
| IX. | ANNOUNCEMENTS: | |
| | A. Open Session Meeting: 2:00 p.m. | |
| X. | ADJOURNMENT: | |