

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
December 11, 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 December 11, 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 October 23, 2025

**ACTION 38-42**

**VII. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee:

**PROJECT LINKS**

1. **RECEIVE** AECC Meeting Minutes for November 11, 2025

**ACTION 43-44**

2. **RECEIVE** AECC Meeting Minutes for December 9, 2025

**HANDOUT ACTION**

3. **RECEIVE** Resignation of Lynda Pippenger

**UPDATE**

4. **APPOINT** Marco Cromartie to the AECC (Mardi Gras Village)

**ACTION**

5. New Business

**ACTION**

a) 2 CATSPA W CAPE – AECC Recommends to Approve

Replace existing fence with white vinyl fence and extend into front yard by 20 feet.

Plant succulents between new fence and the sidewalk.

b) 30 MARDI GRAS RD – AECC Recommends to Approve

Front yard landscape renovation with low-water plants and boulders. Also, a backyard renovation, including but not limited to, installing an elevated deck (28 inches in height), bar and hardscape (flagstone), new firepit, water fountain, trellis, replace fences/gates, replace concrete walkway and decking, new plants and ground lighting.

c) 38 ANTIGUA CT – AECC Recommends to Approve

Remodel consisting of new flooring, new cabinetry, AC unit installed on roof, new rangehood with exhaust vent on roof, new appliances, new doors, re-tile showers, re-tile fireplace, new electrical throughout, new plumbing in guest and master bathrooms.

d) 49 DELAPORT PLACE – AECC Recommendation Pending

Remove kitchen walls and install overhead beams to open up kitchen area. Also, proposing to add a balcony on the western side of the unit facing Delaport Way.

e) 4 BAHAMA BEND – AECC Recommendation Pending

Change to a previously approved remodel and installation of a JADU by extending the master bedroom into the rear yard and reducing the size of the proposed balcony. The JADU addition alongside the garage remains unchanged.

f) 21 BRIDGETOWN BEND – AECC Recommendation Pending

400 sq ft second-story addition, with a rooftop deck located above the addition. The addition will include a bedroom, an office area, and a spiral staircase adjoining the second story loft and rooftop deck.

g) 8 Saint Christophers Lane – *AECC Recommendation Pending*

Raise deck of one foot, four inches in height, potted plants along deck for privacy, hot tub, new side yard fence and gate, and a new trash enclosure in the side yard.

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 Minutes for October 8, 2025

**ACTION** 45-46

2. **RECEIVE** Resignation of Steve Bowman

**ACTION** 47

**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. Trinidad Village – Walls, Stucco Sound, Tile Repair (20 columns)

48-49

1. Budget: \$17,000

2. Bids: Sole source bid from Lexus Paint for \$3,850 as preferred tile installation contractor

3. **APPROVE** to contract with Lexus Painting for \$3,850

B. Antigua Village – Buildings, Landing Rebuild

50

1. Budget: \$58,000

2. Bids: Received from Cal South for \$10,800 (including wood repairs), Life Deck for \$13,100 (no wood repairs), and M15 failed to provide a bid

3. **APPROVE** to contract with Cal South for \$10,800

C. Common – Admin Office, Floor, Carpet

51

1. Budget: \$4,250

2. Bids: Received from Lexus painting for \$2,850

3. **APPROVE** to contract with Lexus Painting for \$2,850

**IX. PRESIDENT'S REPORT:** Tom Schibler

**X. TREASURER'S REPORT:** Mark Metzger

A. **RECEIVE** the Treasurer's Report for October 2025, Pending Audit or Review

**ACTION** 52-53

1. **APPROVE** Bank Reconciliation Summary, October 2025

**ACTION** 54

(a) First Citizens Bank – Operating Account, October 31, 2025

(b) Wells Fargo Advisors – Reserve Account, October 31, 2025

2. **APPROVE** Expenses Over \$10,000, October 2025

**ACTION** 55

3. **APPROVE** Reserve Investment Summary, October 31, 2025

**ACTION** 56

**XI. MANAGER'S REPORT:** Henry Angelino

A. Department Summary Reports

*UPDATE*

1. Administrative Approvals, Bryce Meehan

57-58

2. Code Enforcement, Bryce Meehan

59-60

3. Landscape, Mike Gaylord

61-63

4. Maintenance, Sergio Gonzalez

64

5. Safety, Allied Universal Site Supervisor, Gene Rowell

65-68

B. Landscape Contract RFP

*DISCUSSION*

C. Allied Universal Safety Contract Reduction

**ACTION** 69

**XII. UNFINISHED BUSINESS:** None

**XIII. NEW BUSINESS:**

A. Requirement for Surety Bonds

**HANDOUT** *DISCUSSION*

B. Staff Support for CCHOA Committees

**ACTION**

C. Governing Documents Ad Hoc Committee

**ACTION** 70-73

D. 2026-2027 Budget Preparation Calendar

*DISCUSSION* 74

E. Member Email Campaign

*UPDATE* 75

F. Director Recruitment Meeting – January 29, 2026

*DISCUSSION*

G. Port Lease Renewal Advocate

**ACTION** 76-79

H. Accounts to Proceed to Non-Judicial Foreclosure

**ACTION**

1. Account 258207

2. Account 254755

I. Delinquent Accounts: Pre-Lien and Lien

***ACTION***

1. Account 227294
2. Account 227591

**XIV. CORRESPONDENCE:**

A. Incoming Email from 53/55 Port of Spain dated November 13, 2025

80-82

B. Incoming Mail from 39 Kingston Ct. dated December 8, 2025

83-84

**XV. ANNOUNCEMENTS:**

A. The Next Regular Meeting of the Board is Scheduled for January 22, 2025, at 2:00 pm.

**XVI. ADJOURNMENT:**