

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING
January 22, 2026
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 January 22, 2026, 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 December 11, 2025 **ACTION**

VII. COMMITTEE REPORTS:

- A. Architectural and Environmental Control Committee: No Projects Submitted for January 2026.
- 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 November 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. Antigua Village – 56 Antigua balcony re-sloping
 - 1. Budget: \$44,959
 - 2. Bids: Received from Cal South for \$ 8,650, Life Deck for \$ 9,730, and M15 for \$11,500
 - 3. **APPROVE** to contract with Cal South for \$8,650
- B. Antigua Village – 52 Antigua balcony re-sloping
 - 1. Budget: \$44,959
 - 2. Bids: Received from Cal South for \$ 8,650, Life Deck for \$ 9,730, and M15 for 11,500
 - 3. **APPROVE** to contract with Cal South for \$8,650
- C. Trinidad Village – Concrete Repairs
 - 1. Budget: \$12,000
 - 2. Bids: Received from Precision Concrete for \$6,023, Cal South for \$5,775, American Concrete failed to submit bid prior to deadline
 - 3. **APPROVE** to contract with Cal South for \$5,775
- D. Montego Village – Painting Patio Fascia
 - 1. Budget: \$17,019
 - 2. Bids: Received from LP Construction for \$12,700, Cal South for \$12,260 and Lexus Painting for \$13,850
 - 3. **APPROVE** to contract with Cal South for \$12,260
- E. Mardi Gras Village – Slump Block Wall Repair

1. Budget: \$14,160

2. Bids: Received from LP for \$2,400, Cal South for \$7,800 and M15 for \$6,600

3. **APPROVE** to contract with LP for \$2,400

F. Common – Maintenance Yard Slump Block Wall Repair

1. Budget: \$53,897

2. Bids: Received from LP for \$10,720, Cal South for \$16,800 and M15 for \$ 14,800

3. **APPROVE** to contract with LP for \$10,720

IX. PRESIDENT’S REPORT: Tom Schibler

X. TREASURER’S REPORT: Mark Metzger

A. **RECEIVE** the Treasurer’s Report for August 2025, Pending Audit or Review *ACTION*

1. **APPROVE** Bank Reconciliation Summary, August 2025 *ACTION*

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

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

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

3. **APPROVE** Reserve Investment Summary, December 31, 2025 *ACTION*

B. **RECEIVE** the Treasurer’s Report for November 2025, Pending Audit or Review *ACTION*

1. **APPROVE** Bank Reconciliation Summary, November 2025 *ACTION*

(a) First Citizens Bank – Operating Account, November 30, 2025

(b) Wells Fargo Advisors – Reserve Account, November 30, 2025

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

3. **APPROVE** Reserve Investment Summary, November 30, 2025 *ACTION*

C. **RECEIVE** the Treasurer’s Report for December 2025, Pending Audit or Review *ACTION*

4. **APPROVE** Bank Reconciliation Summary, December 2025 *ACTION*

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

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

5. **APPROVE** Expenses Over \$10,000, December 2025 *ACTION*

6. **APPROVE** Reserve Investment Summary, December 31, 2025 *ACTION*

XI. MANAGER’S REPORT: Henry Angelino

A. Department Summary Reports *UPDATE*

1. Administrative Approvals, Bryce Meehan

2. Code Enforcement, Bryce Meehan

3. Landscape, Mike Gaylord

4. Maintenance, Sergio Gonzalez

5. Safety, Allied Universal Site Supervisor, Gene Rowell

B. Port Lease Renewal *UPDATE*

C. Allied Universal Safety Contract Reduction *ACTION*

XII. UNFINISHED BUSINESS:

A. Director Recruitment Meeting – February 12, 2026 *UPDATE*

XIII. NEW BUSINESS:

A. Port Lease Renewal Ad Hoc Committee *ACTION*

B. 2026 Annual Meeting, Loews Coronado, August 28, 2026 *UPDATE*

1. Affirm Emergency Vote *ACTION*

C. Earthquake (DIC) Insurance for Montego and Madi Gras Villages *ACTION*

D. Common – Pool Services Company *ACTION*

1. Budget: \$46,439

2. Bids: Received from Golden State for \$75,600, Priority for \$50,770 and current McKinney’s for \$54,512

3. **APPROVE** to contract with Priority for \$50,770

E. Montego Village – Spa Plastering Contractor Selection *ACTION*

F. 2026-2027 Reserve Study Assumptions *ACTION*

G. Delinquent Accounts: Pre-Lien and Lien *ACTION*

1. Account 261844

2. Account 227849

3. Account 226833

XIV. CORRESPONDENCE:

A. 69 Half Moon Bend Letter Dated January 14, 2026

DISCUSSION

XV. ANNOUNCEMENTS:

A. The Next Regular Meeting of the Board is Scheduled for February 26, 2026, at 2:00 pm.

XVI. ADJOURNMENT: