

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 26, 2026  
Grand Caribe Room**

**EXECUTIVE AGENDA**

**11:15 pm LUNCH**

**11:45 pm EXECUTIVE SESSION**

**Review / Discuss / Act Upon Page**

- I. APPROVE EXECUTIVE MINUTES:
  - A. Executive Meeting Minutes for January 22, 2026
  
- II. REPORT FROM PORT LEASE RENEWAL CONSULTANT
  - A. Report from Richard Ledford and Libbie Nienstedt
  
- III. HEARINGS and LEGAL STATUS:
  - A. 1:00 PM – Account 262299 - No Prior Approval
  - B. 1:10 PM - Account 226922 - Landscape Maintenance (Special Assessment)
  - C. 1:20 PM - Account 253240 - Major Remodel (Special Assessment)
  - D. 1:30 PM – Account 227838 - Private Parking, Fire Zone
  - E. Summary of Ongoing Legal Matters
  - F. Account 227622 - Complaint Filed in Superior Court *UPDATE*
  - G. Account 253522 - Cease and Desist *UPDATE*
  - H. Account 257777 - Landscape Maintenance *UPDATE*
  
- IV. CONTRACTS (Legal):
  
- V. DELINQUENT ACCOUNTS:
  - A. Review Delinquency Report, Liens and Foreclosures
  - B. Ongoing Fines:
    - 1. Account 227374 - Persistent Unapproved Backboard \$100 from January 22, 2026
    - 2. Account 226922 - Persistent lack of maintenance on house, landscape, and dock. 3 times \$100 = \$300 from December 11, 2025
  - C. Intent to Pre-Lien/Lien:
    - 1. Account 227483
    - 2. Account 226926
    - 3. Account 227507
  
- VI. UNFINISHED BUSINESS (Legal): None
  
- VII. NEW BUSINESS (Legal): None
  
- VIII. PERSONNEL: None
  
- IX. CORRESPONDENCE: None
  
- X. ANNOUNCEMENTS:
  - A. Open Session Meeting: 2:00 p.m.
  
- XI. ADJOURNMENT: