

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
February 26, 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 February 26, 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 January 22, 2026

**VII. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for February 10, 2026 **ACTION**
2. New Business **ACTION**
  - a) 44 ANTIGUA COURT – *AECC Recommends to Approve*  
Minor Remodel - Kitchen remodel including replacing cabinetry and countertops, interior painting, replacing existing Pergo flooring with vinyl.
  - b) 32 THE POINT – *AECC Recommends to Approve with Conditions*  
Major Remodel - First floor remodel and second story expansion including adding a bathroom, closet, and staircase on 2<sup>nd</sup> floor, remove interior wall to expand living room, add windows and sliding glass doors, add deck and glass break on 2<sup>nd</sup> story, new wood framed roof over new construction. Conditions are to provide front yard setback and that there is no change to the rear balcony.
  - c) 63 CATSPAW CAPE – *AECC Recommends to Approve with Condition*  
Major Remodel - Interior remodel of kitchen, bathrooms, laundry room, new La Cantina door, replace existing sliding glass doors with new sliders, new rear patio with flush mounted spa. Condition is that the owner must provide an updated drawing showing the five foot setback for the spa and the proper side yard railing.
  - d) 59 TUNAPUNA LANE – *AECC Recommends to Approve with Condition*  
Major Remodel – Interior remodel including new flooring, interior paint, remodeling three bedrooms, removal of interior non-load bearing wall to relocate a bedroom door. Condition is that owner must sign an indemnity agreement.
  - e) 55 ARUBA BEND – *AECC Recommends to Approve*  
Major Remodel – Interior remodel including remodel of 2<sup>nd</sup> floor from three bedrooms/three baths to two bedrooms/two baths, demolition of bathrooms, removal of non-load bearing partition walls and closets, and changing two windows facing the road for slightly larger ones.

B. Finance Committee – Mark Metzger

*See Item X. Treasurer's Report*

C. Grand Caribe Task Force – Mark Crisson

### **VIII. CONTRACT CONSENT CALENDAR:**

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 – Grand Caribe Room Sound System
  - 1. Budget: \$50,000
  - 2. Bids: Bid received from AV Addictions for \$42,705 and from Mia Design Group LLC for \$57,989. Pitbull Audio and La Mesa Audio unable to meet requirements for the scope of work or refused to bid
  - 3. **APPROVE** to contract with AV Addictions for \$42,705
- B. Common – License Plate Reader Camera/Video Camera, Cays Front Entrance
  - 1. Budget: \$21,624 (Underbudget amount from Safety Contract)
  - 2. Bids: Sole source bid received from Flock Safety for \$4850 for year 1 and \$4200 for year 2 (Two LPR cameras) as preferred LPR provider
  - 3. **APPROVE** to contract with Flock Safety for \$4,850
- C. Common – Customer Satisfaction Survey
  - 1. Budget: \$8,650 Outside Contractors
  - 2. Bids: Sole source bid from Happy or Not for \$3,004 year 1, \$2,008 ongoing subscription as specific survey provider
  - 3. **APPROVE** to contract with Happy or Not for \$3,004
- D. Common – Admin Complex, AC Unit #4
  - 1. Budget: \$13,261 for FY2027
  - 2. Bids: Sole source bid from State Mechanical for \$14,736 as preferred HVAC contractor
  - 3. **APPROVE** to contract with State Mechanical for \$14,736
- E. Common – Maintenance AC Unit #7
  - 1. Budget: \$7,312 Admin – Building Repair Contingency
  - 2. Bids: Sole source bid from State Mechanical for \$8,361 as preferred HVAC contractor
  - 3. **APPROVE** to contract with State Mechanical for \$8,361
- F. Bahama/Antigua Village – Clubhouse Furnace
  - 1. Budget: \$7,006
  - 2. Bids: Sole source bid from State Mechanical for \$8,284 as preferred HVAC contractor
  - 3. **APPROVE** to contract with State Mechanical for \$8,284
- G. Green Turtle – Causeway Pillar Tiles
  - 1. Budget: \$10,600 (Allocated to Stone Planter Repairs)
  - 2. Bids: Sole source bid received from Kirstin Green for \$7,300 as preferred tile designer
  - 3. **APPROVE** to contract with Kirstin Green for \$7,300
- H. Green Turtle – Causeway Pillar Tile Installation
  - 1. Budget: \$3,300 (Allocated to Stone Planter Repairs minus tiles)
  - 2. Bids: Sole source bid received from Lexus Painting for \$2,800 as preferred tile installer
  - 3. **APPROVE** to contract with Lexus Painting for \$2,800
- I. Trinidad – 13 Port of Spain block wall repair
  - 1. Budget: \$12,000
  - 2. Bids: Sole source bid received from Cal South for \$3,250 as CCHOA maintenance provider
  - 3. **APPROVE** to contract with Cal South for \$3,250

### **IX. PRESIDENT’S REPORT: Tom Schibler**

### **X. TREASURER’S REPORT: Mark Metzger**

- 1. **RECEIVE** the Treasurer’s Report for January 2026, Pending Audit or Review
- 2. **APPROVE** Bank Reconciliation Summary, January 2026
  - a) First Citizens Bank – Operating Account, January 31, 2026
  - b) Wells Fargo Advisors – Reserve Account, January 31, 2026
- 3. **APPROVE** Expenses Over \$10,000, January 2026
- 4. **APPROVE** Reserve Investment Summary, January 31, 2026

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

- A. Department Summary Reports
  - 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. 2026-2027 Budget Meeting Scheduling for Directors

***PASS AROUND***

**XII. UNFINISHED BUSINESS:**

- A. Earthquake (DIC) Insurance for Montego and Madi Gras Villages
  - 1. Results of Montego Advisory Vote
  - 2. Results of Mardi Gras Advisory Vote

***ACTION***

**XIII. NEW BUSINESS:**

- A. Landscape Contract Renewal – Request for Proposals
- B. Allied Universal Safety Contract Renewal
- C. 2025-2026 Mid-Year Operating Budget Review
- D. 2025-2026 Reserve Project Status Report
- E. Purchasing Policy Revision
- F. Delinquent Accounts: Pre-Lien and Lien
  - 1. Account 227483
  - 2. Account 226926
  - 3. Account 227507

***ACTION***

***ACTION***

***UPDATE***

***UPDATE***

***DISCUSSION***

***ACTION***

**XIV. CORRESPONDENCE:** None

**XV. ANNOUNCEMENTS:**

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

**XVI. ADJOURNMENT:**