

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
March 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:** Power Point Presentation by City Official

**IV. EXECUTIVE SESSION DISCLOSURE:**

An Executive Session was convened on March 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 February 26, 2026 41-45
- B. Ratify and Incorporate Emergency Vote Regarding 15 Sandpiper Strand Plan Modifications 46-47

**VII. COMMITTEE REPORTS:**

- A. Architectural and Environmental Control Committee:
  - 1. **RECEIVE** AECC Meeting Minutes for March 10, 2026 48-49
  - 2. New Business
    - a) 26 MONTEGO COURT – *AECC Recommends to Approve* 50-51  
Minor Remodel - Move kitchen to current dining room and run new plumbing; install new closet where current kitchen is located. Convert half bath to full bath.
    - b) 4 SAINT KITTS WAY – *AECC Recommends to Approve* 52  
Minor Remodel - Interior remodel including new countertops, cabinetry, and appliances in kitchen new flooring throughout home, removal of shower-curb and shower door for ADA entrance.
    - c) 86 PORT OF SPAIN – *AECC Recommends to Approve with Conditions* 53-54  
Major Remodel - Backyard remodel including new stucco wall, spa, dipping pool, pergola, water features, gas firepit, and new landscaping. The conditions are that the homeowner must provide updated rendering showing height of arbor no greater than nine feet, six inches. New slump block wall must be located entirely on property of 86 Port of Spain. Homeowner must also submit additional fees/deposit to upgrade this project to a major remodel.
    - d) 47 SANDPIPER STRAND – *AECC Recommends to Approve* 55-56  
Dock Replacement – Proposing to remove and replace an existing floating dock like-for-like, same square footage (177 SF). Replace gangway with new. No pile work proposed. The member is not in good standing due to an outstanding financial obligation.
  - 3. Project Approval Extension – 21 Bridgetown Bend **ACTION** 57
- B. Finance Committee – Mark Metzger *See Item X. Treasurer's Report*
- C. Grand Caribe Task Force – Mark Crisson
  - 1. **RECEIVE** Grand Caribe Task Force Minutes for January 14, 2026 **ACTION** 58-59

**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. Antigua – Electrical Meter Panels
  - 1. Budget: \$45,000 plus \$185,000 from Dock Electrical Pedestal Line Item
  - 2. Bids: Bids received from United Electrical for \$120,594, Pender Electric for \$235,325, and from ROC Electric for \$207,000
  - 3. **APPROVE** to contract with United Electric for \$120,594 60-66
- B. Trinidad/Kingston – Rola-Chem System for Spa
  - 1. Budget: \$0 (New Reserve Line Item)
  - 2. Bids: Sole source bid received from Flintjer Family Pools for \$3,100 as Pool Service Provider
  - 3. **APPROVE** to contract with Flintjer Family Pools for \$3,100 67
- C. Montego – Rola-Chem System for Spa
  - 1. Budget: \$0 (New Reserve Line Item)
  - 2. Bids: Sole source bid received from Flintjer Family Pools for \$3,100 as Pool Service Provider
  - 3. **APPROVE** to contract with Flintjer Family Pools for \$3,100 67
- D. Mardi Gras/Port Royale - Rola-Chem System for Spa
  - 1. Budget: \$0 (New Reserve Line Item)
  - 2. Bids: Sole source bid received from Flintjer Family Pools for \$3,100 as Pool Service Provider
  - 3. **APPROVE** to contract with Flintjer Family Pools for \$3,100 67
- E. Mardi Gras – Palm Tree Skinning
  - 1. Budget: \$8,840
  - 2. Bids: Received from Land Graphics for \$790 per tree, Green Leaf for \$1000 per tree, and from Cal Tree for \$884 per tree.
  - 3. **APPROVE** to contract with Land Graphics for \$790 per tree up to \$8840 68-75
- F. Common – Admin Building Condition Assessment
  - 1. Budget: \$5,414 Outside Contractors
  - 2. Bids: Sole source bid from Partners Engineering and Science Inc. for \$4,000 as referred by Ledford and Associates
  - 3. **APPROVE** to contract with Partners Engineering and Science Inc. for \$4,000 76

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

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

- A. **RECEIVE** the Treasurer’s Report for February 2026, Pending Audit or Review 77-78
  - 1. **APPROVE** Bank Reconciliation Summary, February 2026 79
    - a) First Citizens Bank – Operating Account, February 28, 2026
    - b) Wells Fargo Advisors – Reserve Account, February 28, 2026
  - 2. **APPROVE** Expenses Over \$10,000, February 2026 80
  - 3. **APPROVE** Reserve Investment Summary, February 28, 2026 81
- B. **RECEIVE** Finance Committee Meeting Minutes for September 23, 2025 **ACTION** 82-83
- C. **Alternative Investment Strategies** **ACTION** 84-88

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

- A. Department Summary Reports
  - 1. Administrative Approvals, Bryce Meehan 89
  - 2. Code Enforcement, Bryce Meehan 90-91
  - 3. Landscape, Mike Gaylord 92-93
  - 4. Maintenance, Sergio Gonzalez 94-95
  - 5. Safety, Allied Universal Site Supervisor, Gene Rowell 96-98

**XII. UNFINISHED BUSINESS:**

- A. Earthquake (DIC) Insurance for Montego and Madi Gras Villages **ACTION** 99-103
  - 1. Results of Montego Advisory Vote
  - 2. Results of Mardi Gras Advisory Vote

**XIII. NEW BUSINESS:**

- A. 2026-2027 Draft Budget – Reserve/Operating
  - 1. Reserve Budget Matrix 105
  - 2. Reserve Contributions 106
  - 3. Reserve Spending Plan 107-117
  - 4. **Operating Budget Compilation**
  - 5. Operating Budget Matrix 118-120
  - 6. Insurance Premium Split 121
  - 7. Assessment Fee History 122
- B. **2026-2027 Insurance Renewal (3:00 p.m. phone call with Alliant)** **ACTION** 123-124
- C. Non-Cays Resident Boat Docking at Jamaica and Admin Docks **ACTION**
- D. Port Lease Renewal Ad Hoc Committee **ACTION**
- E. Automatic License Plate Reader Cameras/Regulations **ACTION** 125-126
- F. Delinquent Accounts: Pre-Lien and Lien **ACTION** 37
  - 1. Account 227230 - RESOLVED
  - 2. Account 227677
  - 3. Account 227629
  - 4. Account 227515
  - 5. Account 233939
  - 6. Account 226887

**XIV. CORRESPONDENCE: None**

**XV. ANNOUNCEMENTS:**

- A. The Next Regular Meeting of the Board is scheduled for April 23, 2026, at 2:00 pm.

**XVI. ADJOURNMENT:**