

**CORONADO CAYS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING**  
**April 23, 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 April 23, 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 March 26, 2026

**VII. COMMITTEE REPORTS:**

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for March 10, 2026
2. New Business

a) 7 CATSPA W CAPE – *AECC Recommends to Approve with Conditions*

Minor Remodel - Proposing to replace approximately 24 linear feet of bronze aluminum seawall fencing with white vinyl fencing to match existing rear patio fencing materials. The conditions are that the seawall fencing must be constructed of bronze aluminum to matching existing fencing or be a glass break.

b) 16 SANDPIPER STRAND – *AECC Recommends to Approve with Conditions*

Major Remodel – Balcony enclosure on rear of home with new metal roof. New exterior smooth stucco. New horizontal slat siding. New exterior paint. The conditions are that the owner must provide updated plans showing the 15-foot rear yard setback is satisfied for both first and second floors and an additional fee/deposit to upgrade to a major remodel.

c) 61 THE POINT – *AECC Recommends to Approve with Condition*

Major Remodel – Proposed expansion of footprint of home to include a bedroom and bath addition of 294 sq ft on mid-level floor and a remodel of the existing rooftop deck, including installation of an outdoor grill and 7-person spa. The condition is that the owner must submit revised plans to change reference to 3<sup>rd</sup> floor to mid-level floor.

d) 16 SOUTH CAYS COURT – *AECC Recommends to Approve with Conditions*

Major Remodel – A remodel of loft to add third bedroom. Remodel of existing half bathroom to include shower. Add frosted window to bathroom on SE portion of home. The conditions are that the owner must sign an indemnity agreement and submit additional fee/deposit to upgrade to a major remodel.

- e) 85 CATSPA W CAPE – *AECC Recommends to Approve*  
Major Remodel – Expanding footprint of home on southeast corner by enclosing an open patio to create an additional 113 sq ft of living area. Demolish second story balcony to provide living room with a vaulted ceiling. Relocating front door to existing kitchen and moving kitchen to opposite wall. Adding half bathroom to ground level. Replacing HVAC with a ductless mini-split system.
- f) 65 HALFM OON BEND– *AECC Recommends to Approve*  
Minor Remodel – Proposing to replace and reframe doors and windows, replacing stucco along south side of home, perform tub-to-shower conversion, replace front fence and gate, install new cabinets, appliances, and flooring.

- 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 March 11, 2026 **ACTION**
  - 2. **APPROVE** Grand Caribe Task Force Charter, Mission, and Goals **ACTION**

**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 – Seawall Bulkhead Cap Repairs
  - 1. Budget: \$10,000
  - 2. Bids: Sole source bid received from LP Construction for \$8,732 as preferred seawall repair contractor. Previously selected by Board and performed seawall repairs at Kingston, Jamaica, Antigua, and Trinidad.
  - 3. **APPROVE** to contract with LP Construction for \$8,732
- B. Montego – Retaining Wall Repair
  - 1. Budget: \$20,000
  - 2. Bids: Sole source bid received from LP Construction for \$3,552 as preferred block wall repair contractor. Selected for block wall repair in Mardi Gras and at Maintenance Yard.
  - 3. **APPROVE** to contract with LP Construction for \$3,552
- C. Montego – Pool Deck, Reseal
  - 1. Budget: \$8,320
  - 2. Bids: Received from LP Construction for \$10,940, Cal South Builders and M-15 failed to provide a bid. Bid exceeds budget but scope expanded to include additional section and accounted for in FY 26-27 budget
  - 3. **APPROVE** to contract with LP Construction for \$10,940
- D. Montego – Clubhouse HVAC Ducting Replacement
  - 1. Budget: \$2,000 Outside Contractors
  - 2. Bids: Sole source bid received from State Mechanical for \$2,047 as preferred HVAC service provider. Recently completed heater install at BV/AV clubhouse and two AC unit installs in Common
  - 3. **APPROVE** to contract with State Mechanical for \$2,047
- E. Mardi Gras – Facia and Concrete Repairs at 6 SCC
  - 1. Budget: \$1,800 Outside Contractors, plus \$15,400 Net Income
  - 2. Bids: Received from LP Construction for \$4,605, Cal South Builders TBD, Lexus Painting and M-15 declined to bid
  - 3. **APPROVE** to contract with LP Construction for \$4,605
- F. Mardi Gras – Termite Tenting 1-7 Tunapuna Lane
  - 1. Budget: \$13,000 from other remaining Reserve line items since Termite funds already spent
  - 2. Bids: Sole source bid received from Thrasher Pest Control for \$13,000 as the preferred termite control provider. Previously selected by the Board and performed the termite tenting of Kingston Village
  - 3. **APPROVE** to contract with Thrasher Pest Control for \$13,000

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

- X. TREASURER’S REPORT:** Mark Metzger
- A. **RECEIVE** the Treasurer’s Report for March 2026, Pending Audit or Review **ACTION**
1. **APPROVE** Bank Reconciliation Summary, March 2026
    - a) First Citizens Bank – Operating Account, March 31, 2026
    - b) Wells Fargo Advisors – Reserve Account, March 31, 2026
  2. **APPROVE** Expenses Over \$10,000, March 2026
  3. **APPROVE** Reserve Investment Summary, March 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
- XII. UNFINISHED BUSINESS:**
- A. Earthquake (DIC) Insurance for Mardi Gras Village **ACTION**
1. Results of Mardi Gras Advisory Vote
- B. Governing Document/CC&R Revision **UPDATE**
- XIII. NEW BUSINESS:**
- A. 2026-2027 Final Budget – Reserve/Operating
1. Reserve Budget Matrix
  2. Reserve Contributions
  3. Reserve Spending Plan
  4. Operating Budget Compilation
  5. Operating Budget Matrix
  6. Assessment Fee History
- B. Resolution 26-01 Transfer to Reserves **ACTION**
- C. Resolution 26-02 Operating Fund Reconciliations **ACTION**
- D. Port Lease Renewal Ad Hoc Committee **ACTION**
- E. 43 Catspaw Cape – Usage Agreement for Common Area **ACTION**
- F. Non-Cays Resident Boat Docking at Jamaica and Admin Docks **ACTION**
- G. Delinquent Accounts: Pre-Lien and Lien **ACTION**
1. Account 227297
- XIV. CORRESPONDENCE:** None
- XV. ANNOUNCEMENTS:**
- A. The Next Regular Meeting of the Board is scheduled for May 28, 2026, at 2:00 pm.
- XVI. ADJOURNMENT:**