

CORONADO CAYS HOMEOWNERS ASSOCIATION
Architectural and Environmental Control Committee
April 14, 2026

Grand Caribe Room

A G E N D A

5:00 P.M.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVE March 10, 2026 Meeting Minutes** Pgs 1 – 2
- IV. NEW BUSINESS (9.4 Design Approval Criteria)**
 - 1. **7 CATSPA W CAPE** – Seawall Fencing Pgs 3 - 9
proposing to replace approximately 24 linear feet of bronze aluminum seawall fencing with white vinyl fencing to match existing rear patio fencing materials.

CMC 90.12.050 – Yard Setback
 - 2. **16 SANDPIPER STRAND** – Interior Remodel Pgs 10 - 29
a remodel of loft area to add third bedroom. Remodel existing half bathroom to include shower. Add window to bathroom on Southeast portion of home.

CMC 90.06.100 – Yard Requirements
 - 3. **61 THE POINT** – Major Remodel Pgs 30 - 47
an expansion of footprint of home to include a bedroom and bath addition of 294 sq ft on the second floor, and a remodel of the existing roof top deck, including an outdoor grill and 7-person spa.

9.17.12 Spas and Hot tub
 - 4. **16 SOUTH CAYS COURT** – Interior Remodel Pgs 48 - 77
a remodel of loft area to add third bedroom. Remodel existing half bathroom to include shower. Add window to bathroom on Southeast portion of home.

9.5.1 Conditional Approvals
 - 5. **85 CATSPA W CAPE** – Major Remodel Pgs 78-86
Expanding footprint on southeast corner to enclose part of rear deck. Demolish second story balcony above current rear deck to create 115 sq ft area in living room with vaulted ceiling. Relocating front door on West side of home. Moving kitchen to opposite wall. Adding half bathroom to ground level. and replace HVAC system with a ductless mini-split system.

9.18.1 Bahama Village Rear Yard Decks

6. 65 HALF MOON BEND – Remodel

Pgs 87-98

proposing replacing and reframing doors and windows, replacing stucco along southside of home, replace front fence and gate, new cabinets, appliances, flooring, and a tub-to-shower conversion.

9.14 Improvements Eligible for Administrative Approval

V. DISCUSSION

VI. ANNOUNCEMENTS

VII. ADJOURNMENT