

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING**

**May 28, 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 Police Chief Paul Connelly

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on May 28, 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 April 23, 2026

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

1. **RECEIVE** AECC Meeting Minutes for May 12, 2026

2. New Business

a) 12 ADMIRALTY CROSS – *AECC Recommends to Approve with Condition*

Dock, Gangway, and Pile Replacement - Proposing to replace a 446 square foot dock, three piles, and a gangway, like for like, in City waters using the CCHOA 5-Year permit. Condition is the owner must use MTS during removal and replacement of the dock.

b) 07 BRIDGETOWN BEND – *AECC Recommends to Approve with Condition*

Major Remodel – Kitchen remodel, including removal of existing walk-in pantry, remove wall in living area, bathroom remodels, replace sliding doors and front upstairs windows with smart technology French style doors. Owner informed that wall in living area is potentially load bearing and a structural engineer should be consulted. Condition is that the project be upgraded to a major remodel. Additional fees are required.

c) 38 GREEN TURTLE ROAD – *AECC Recommends to Approve*

Major Remodel - Install new roof and exterior siding, doors and windows, significantly changing appearance of home. Expand existing two-story residence by 192 sq ft by enclosing ground floor entry way, adding bedroom to second floor.

d) 13 BLUE ANCHOR ROAD – *AECC Recommends to Deny*

Proposing changes to previously approved reconstruction project approved in April 2025: Relocating front entry way, removing two car garage on east side of home and building single car garages on west and east sides on home. Adding interior spiral staircase.

Moving location of laundry and storage. Roof top deck features include mini golf, firepit, swim spa, and BBQ grill area. Demo commenced 10/15/25. Deadline is January 2027.

Reason for recommended denial is that the plans are incomplete. The plans need to include measurements for rooftop elements on the elevation drawings, and 2nd story balcony encroaches into the rear yard setback.

- e) 54 HALF MOON BEND – *AECC Recommends to Deny*
Major Remodel – Converting existing sunroom into bedroom with slider and window, removing slider and window and adding bi-fold door on second story balcony, full interior remodel including moving kitchen to upstairs, creating living area, office, and bathroom upstairs, and remodeling downstairs into two primary suites with laundry area. Reason for recommended denial is that the owner needs to submit a complete set of plans that include setback information for the home, noting setbacks to pre-existing, non-conforming sunroom on south side of home.
- f) 11 JAMAICA VILLAGE ROAD – *AECC Recommends to Approve*
Minor Remodel – Enclosing and covering outdoor atrium area between garage and main house, adding 253 additional square feet.
- g) 21 BRIDGETOWN BEND - *AECC Recommends to Approve*
Changes to Previously Approved Major Remodel – Exterior changes include adding three windows to the southern wall (non-zero lot line). Interior changes include an additional sink in a bathroom, slight modifications to internal staircase, and a pony wall versus a full wall at the hallway at the top of the stairs. AECC requested that the owner consider clerestory windows for added privacy for the owner and neighbors.

- 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 April 15, 2026 **ACTION**
- D. Port Lease Renewal Ad Hoc Committee – Mark Crisson
 - 1. **APPROVE** Port Lease Renewal Ad Hoc Committee Charter **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 – Landing and Stairway Repairs (Four Landings/Stairways)
 - 1. Budget: \$32,600 from remaining Reserve funds
 - 2. Bids: Sole source bid received from Cal South Builders for \$32,600 as a continuation of the balcony weep screed and waterproofing contract and previous landing repair contracts
 - 3. **APPROVE** to contract with Cal South Builders for \$32,600
- B. Antigua – Breezeway Concrete Repairs (Two Breezeways)
 - 1. Budget: \$10,000 from remaining Reserve funds
 - 2. Bids: Received from Cal South Builders for \$9,100 and LP Construction for \$6,914. Precision Concrete failed to submit a bid
 - 3. **APPROVE** to contract with LP Construction for \$6,914
- C. Antigua – Palm Tree Trimming, Second Trim
 - 1. Budget: \$30,000 from Operating Outside Contractors
 - 2. Bids: Received from Green Leaf for \$16,775, Cal Tree for \$12,900, and Land Graphics for \$11,203
 - 3. **APPROVE** to contract with Land Graphics for \$11,203
- D. Kingston – Trim Paint Cycle, Change Orders
 - 1. Budget: \$161,548
 - 2. Contract awarded to LP Construction for \$93,721. Significant amounts of wood replacement and repairs were needed due to termite damage and wood rot.
 - 3. **APPROVE** final contract cost including change orders with LP Construction for \$206,945
- E. Montego – Sound Wall, Painting
 - 1. Budget: \$20,000
 - 2. Bids: Sole source bid from Lexus Paining for \$2,950
 - 3. **APPROVE** to contract with Lexus Painting for \$2,950
- F. Montego – Emergent Concrete Repairs, Pool Deck
 - 1. Budget: \$13,498 from Sound Wall Painting Line Item
 - 2. Bids: Received from LP Construction for \$3,618 and Cal South \$3,250.
 - 3. **APPROVE** to contract with Cal South for \$3,250

- G. Montego – Pool Deck, Reseal
 - 1. Budget: \$11,000
 - 2. Bids: Received from LP Construction for \$10,940, Cal South \$10,150, and M-15 failed to bid
 - 3. **APPROVE** to contract with Cal South for \$10,150
- H. Mardi Gras/Port Royale – Tennis Court Net Replacement
 - 1. Budget: \$3,000 in FY26-27
 - 2. Bids: Sole source bid received from CH Court Tech for \$2,800. CH Court Tech was previous vendor to resurface court
 - 3. **APPROVE** to contract with CH Court Tech for \$2,800
- I. Admin Complex – Emergent Structural Repairs, Suite 505B
 - 1. Budget: \$11,000 Operating, Outside Contractors
 - 2. Bids: Sole source bid received from Cal South Builders for \$6,500 as CCHOA general contractor
 - 3. **APPROVE** to contract with Cal South Builders for \$6,500

IX. PRESIDENT’S REPORT: Tom Schibler

X. TREASURER’S REPORT: Mark Metzger

- A. **RECEIVE** the Treasurer’s Report for April 2026, Pending Audit or Review ***ACTION***
 - 1. **APPROVE** Bank Reconciliation Summary, April 2026
 - a) First Citizens Bank – Operating Account, April 30, 2026
 - b) Wells Fargo Advisors – Reserve Account, April 30, 2026
 - 2. **APPROVE** Expenses Over \$10,000, April 2026
 - 3. **APPROVE** Reserve Investment Summary, April 30, 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. 43 Catspaw Cape – Usage Agreement for Common Area ***ACTION***
- B. Non-Cays Resident Boat Docking at Jamaica Docks ***ACTION***
- C. Governing Document/CC&R Revision ***UPDATE***

XIII. NEW BUSINESS:

- A. Antigua Village Assistant Director Appointment – Treacy Somer ***ACTION***
- B. Revision to CCHOA Purchasing Policy to Support Electronic Payments ***ACTION***
- C. Delinquent Accounts: Pre-Lien and Lien ***ACTION***
 - 1. Account 264982
 - 2. Account 265048
 - 3. Account 241720
- D. Accounts to Proceed to Non-Judicial Foreclosure: ***ACTION***
 - 1. Account 253012

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. The Next Regular Meeting of the Board is scheduled for June 25, 2026, at 2:00 pm.

XVI. ADJOURNMENT: