CORONADO CAYS HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING

September 1, 2026
Grand Caribe Room

AGENDA

11:00 am REGULAR SESSION ***REVIEW / DISCUSS / ACT UPON***

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPOINTMENT OF OFFICERS ***ACTION***

IV. 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.

V. CONTRACT CONSENT CALENDAR: ***ACTION***
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 – Exterior Painting and Allura Re-Caulking
   1. Budget: $334,109 in FY2027-2028
   2. Bids: Received from Lexus Painting for $156,250, Patriot Painting for $286,978 (stucco only), and CPR Painting for $325,000.
   3. **APPROVE** to contract with Lexus Painting for $156,250

B. Montego – Clubhouse Restroom Remodel
   1. Budget: $31,022
   2. Bids: Sole source bid received from Cal South Builders for $27,550. Cal South Builders performed the first phase of the Montego clubhouse remodel and has been the CCHOA's preferred bathroom remodel vendor.
   3. **APPROVE** to contract with Cal South Builders for $27,550

VI. ANNOUNCEMENTS:
A. Next regularly scheduled meeting of the Board is September 24, 2026 at 2:00 pm

VII. ADJOURNMENT