CORONADO CAYS HOMEOWNERS ASSOCIATION
Architectural and Environmental Control Committee
September 8, 2026

Grand Caribe Room

A G E N D A

5:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE August 11, 2026 Meeting Minutes — Pgs 1 - 4

IV. NEW BUSINESS (9.4 Design Approval Criteria)

1. 15 Sandpiper Strand – New Construction / Teardown — Pgs 5 - 16

   New Construction/Teardown: Changes to previously approved plans: adding garage bifold door – material to be reflective black safety glass. Changing front entry door to double French-style pivot doors.

2. 86 Port of Spain Rd. – Minor Remodel — Pgs 17 - 22

   Addition to backyard pool measuring 13 feet by 9 feet. Addition of in-ground jacuzzi measuring 5.5 feet in diameter.

   9.17.12 – Spas and Hot Tubs

3. 2 Half Moon Bend – Major Remodel — Pgs 23 - 32

   Proposing a remodel of 2nd story interior. Converting 4-bedroom floorplan to 3 bedrooms and adding one bathroom. Adding two additional windows on east side of home overlooking water. Add exterior stonework to east side of home.

4. 7 Spinnaker Way – New Construction — Pgs 33 - 55

   Proposing a plan for new construction including five bedrooms, six baths, two 2-car garages on either side of front entry, and a rooftop deck including a fire pit, swim spa, and a mini golf putting green.

   90.06.100 Yard requirements

   90.06.060 Lot coverage

   90.06.080 Maximum building height

5. 11 Half Moon Bend – Minor Remodel Pgs 56 - 67

   Master bathroom remodel including shower replacement, new tub, new electrical plan, new toilet, new vanity, new bathroom door, and window replacement with no change in framing.

V. DISCUSSION

VI. ANNOUNCEMENTS

Next AECC meeting will be held on October 13, 2026.

VII. ADJOURNMENT