CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 24, 2026
Grand Caribe Room

EXECUTIVE AGENDA

11:30 pm LUNCH

12:00 pm EXECUTIVE SESSION ***REVIEW / DISCUSS / ACT UPON*** ***PG***

I. APPROVE EXECUTIVE MINUTES:
- **A.** Executive Meeting Minutes for July 23, 2026 ***ACTION***
- **B.** Special Executive Meeting Minutes for September 1, 2026 ***ACTION***

II. HEARINGS and LEGAL STATUS:
- **A.** 1:00 PM – Account 227250 – Pool and Spa Rules ***ACTION***
- **B.** 1:10 PM - Account 227013 – Disturbing the Peace, Nuisance ***ACTION***
- **C.** 1:20 PM - Account 227018 – Tree Height ***ACTION***
- **D.** 1:30 PM – Account 230573 – No Prior Approval ***ACTION***
- **E.** Account 227622 – Litigation, Expired Construction Deadline *UPDATE*
- **F.** Account 227153 – IDR Outcome *UPDATE*
  1. Appeal for Individual Approval ***ACTION***
- **G.** Account 227241 – Request for IDR *UPDATE*
- **H.** Account 230573 – Litigation *UPDATE*
  1. Formation of an Executive Committee ***ACTION***

III. CONTRACTS (Legal): None

IV. DELINQUENT ACCOUNTS:
- **A.** Review Delinquency Report, Liens and Foreclosures *DISCUSSION*
- **B.** Recurring Fines for Ongoing Violations *DISCUSSION*
  1. Account 227622 Expired Construction deadline
  2. Account 227699 Expired Construction deadline
  3. Account 227539 Expired Construction deadline
  4. Account 227107 Expired Construction deadline
  5. Account 256719 Vacant Lot maintenance
  6. Account 226922 Failure to maintain
  7. Account 257559 Failure to obtain approval
- **C.** Intent to Pre-Lien/Lien: *DISCUSSION*
  1. Account 265604
  2. Account 227849
  3. Account 227786
  4. Account 227463
  5. Account 261290
  6. Account 265605
  7. Account 241720
  8. Account 226852
  9. Account 226808
  10. Account 226982
  11. Account 226990

V. UNFINISHED BUSINESS (Legal): None

VI. NEW BUSINESS (Legal):
- **A.** Account 229163 Civility Letter *DISCUSSION*

VII. PERSONNEL:

A. Maintenance Department *UPDATE*

VIII. CORRESPONDENCE:

A. Anonymous Letter re Noise Complaints *DISCUSSION*

IX. ANNOUNCEMENTS:

A. Open Session Meeting: 2:00 p.m.

X. ADJOURNMENT: