CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING
September 24, 2026
Grand Caribe Room

OPEN AGENDA

2:00 pm REGULAR SESSION ***REVIEW / DISCUSS / ACT UPON*** ***PG***

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE:

III. RECOGNITION OF GUESTS:

IV. EXECUTIVE SESSION DISCLOSURE:
An Executive Session was convened on September 24, 2026, to review violations, hold violation hearings, review delinquencies, discuss legal matters, 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 July 23, 2026 ***ACTION***
B. Special Open Meeting Minutes for September 1, 2026 ***ACTION***

VII. ANNOUNCEMENT OF BOARD and OFFICERS 2026-2027 ***INFORMATION***

Jamaica Village	33 Votes	Drew Couto, President
Green Turtle Cay	79 Votes	Dwight Ritter
Antigua Village	56 Votes	Dennis Thompson
Bahama Village	48 Votes	Susan Lawrence
Trinidad Village	31 Votes	Frank Loforti
Kingston Village		Michelle Junet
Montego Village		Bob Peters, Secretary
Blue Anchor Cay		Mark Crisson, Vice President
Port Royale Village		Mike Peppard
Mardi Gras Village		Matt Zagrodzky
Treasurer		Mark Metzger

VIII. COMMITTEE REPORTS:
A. Committee Assignments/Reaffirmation ***ACTION***
   1. Finance Committee: Mark Metzger (Chair), Dan Schriber, Dennis Thompson, Jim Besikof, Dan Hunting, John Barber, John Tree, Scott Starr
   2. Port Lease Renewal Committee: Mark Crisson (Chair), Drew Couto, Michelle Junet

B. Architectural and Environmental Control Committee: *(Project links in email)*
   1. **RECEIVE** AECC Meeting Minutes for August 11, 2026 ***ACTION***
   2. **RECEIVE** AECC Meeting Minutes for September 8, 2026 ***ACTION***
   3. Resignation of Thomas Gorman *UPDATE*
   4. New Business ***ACTION***
      a) 58 ARUBA BEND *AECC Recommends to Approve*
      Minor Remodel – Installation of a pergola on the north side of the home. New front door. New kitchen cabinetry. Install Santa Barbara stucco finish on exterior of home.
      b) 11 HALF MOON BEND *AECC Recommends to Approve*
      Minor Remodel – Master bathroom remodel including shower replacement, new tub, new electrical plan, new vanity, new bathroom door and window replacement with no change in framing.

c) 13 BLUE ANCHOR ROAD *AECC Recommends to Approve with Condition*
Tear Down/Reconstruction - 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. Adding a small balcony on the rear of the home, second story. Roof top deck features include stairs landing enclosure, mini golf, firepit, swim spa, and BBQ grill area. Condition is to require the owner to sign a declaration stating that there are no additional architectural features being installed on the home/property.

d) 7 SPINNAKER WAY *AECC Recommends to Approve with Condition*
New construction including five bedrooms, six baths, (2) two-car garages on either side of front entry, and a rooftop deck including a fire pit, swim spa, and a mini golf putting green. Condition is to require the owner to sign a declaration stating that there are no additional architectural features being installed on the home/property.

e) 2 HALF MOON BEND *AECC Recommends to Approve*
Major Remodel – Interior remodel converting four bedrooms to 3 bedrooms and adding one bathroom. Installing additional windows on east side of home overlooking the channel.

C. Finance Committee – Mark Metzger *See Item X. Treasurer's Report*

D. Grand Caribe Task Force – Mark Crisson

1. **RECEIVE** GCTF Meeting Minutes for August 12, 2026 ***ACTION***

E. Port Lease Renewal Committee – Mark Crisson

IX. 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. Kingston – Roofing, Tile Repairs
1. Budget: $15,000
2. Bids: Received from CPR Roofing for $10,900 and LP Construction for $12,250. CPR performed the roofing repairs in Kingston during the exterior painting/wood repair project.
3. **APPROVE** to contract with CPR Roofing for $10,900

B. Admin Office – Wireless Access, Virtual Meeting Support
1. Budget: $8,852 Outside Contractors
2. Bids: Sole source bid received from Emerald City Computer Works, $6,995
3. **APPROVE** to contract with Emerald City Computer Works for $6,995

C. Operation Internet – Internal wiring and connectivity in the office
1. Budget: $13,520
2. Bid: Sole Source: HAVIC Systems, Office Cabling Upgrade Proposal, $11,672
3. **APPROVE** to contract with HAVIC Systems for $11,672

D. Admin Office – AC #6 Replacement
1. Budget: $13,520
2. Bids: Sole source bid received from State Mechanical for $5,500 as the preferred HVAC vendor performing routine maintenance at Admin Complex.
3. **APPROVE** to contract with State Mechanical for $5,500

X. PRESIDENT'S REPORT: Mark Crisson, Vice President

XI. TREASURER'S REPORT: Mark Metzger

A. **RECEIVE** the Treasurer's Report for July 2026, Pending Audit or Review ***ACTION***
1. **APPROVE** Bank Reconciliation Summary, July 2026 ***ACTION***
a) First Citizens Bank – Operating Account, July 31, 2026
b) Wells Fargo Advisors – Reserve Account, July 31, 2026
2. **APPROVE** Expenses Over $10,000, July 2026 ***ACTION***

B. **APPROVE** Reserve Investment Summary, July 31, 2026 ***ACTION***

C. **RECEIVE** the Treasurer's Report for August 2026, Pending Audit or Review ***ACTION***
   1. **APPROVE** Bank Reconciliation Summary, August 2026 ***ACTION***
      a) First Citizens Bank – Operating Account, August 31, 2026
      b) Wells Fargo Advisors – Reserve Account, August 31, 2026
   2. **APPROVE** Expenses Over $10,000, August 2026 ***ACTION***

D. **APPROVE** Reserve Investment Summary, August 31, 2026 ***ACTION***

XII. 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

XIII. UNFINISHED BUSINESS:

A. ADOPT Resolution 26-03 AECC Review Fees and Deposits ***ACTION***
B. Governing Document/CC&R Revision *UPDATE*
C. Petition to Amend CC&Rs – Establish Ad Hoc Committee ***ACTION***

XIV. NEW BUSINESS:

A. Bahama Village Bulkhead Railing Advisory Vote ***ACTION***
B. Delinquent Accounts: Pre-Lien and Lien ***ACTION***
   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

XV. CORRESPONDENCE:

A. Email from 61 Delaport dated September 1, 2026 *DISCUSSION*

XVI. ANNOUNCEMENTS:

A. The Next Regular Meeting of the Board is scheduled for October 22, 2026, at 2:00 pm.
B. A combined November/December Board meeting is scheduled for December 10, 2026 at 2:00 pm.
C. A CCHOA-hosted Coronado City Council Candidate Forum is scheduled for October 14, 2026 at 6:00 pm in the Grand Caribe Room

XVII. ADJOURNMENT: