Coronado Cays Homeowners Association

Architectural and Environmental Control Committee
October 13, 2026

Grand Caribe Room

A G E N D A

5:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE September 8, 2026 Meeting Minutes Pgs 1 - 4

IV. NEW BUSINESS (9.4 Design Approval Criteria)

1. 15 Sandpiper Strand – New Construction / Teardown Pgs 5 - 24

   Changes to previously approved plans: adding garage bifold door system on south and east side of home. Bifold doors to open by folding vertical panels hinged together and sliding them horizontally along a track to one or both sides of the garage opening. Material to be black tinted glass on south face of home and translucent glass on east side of home. A tilt/lift garage door made of black tinted polyplastic on south side of home to remain. Changing 24 foot high front entry door to 12 foot high double French-style pivot doors. Changing AC and heat pump location on roof to be behind new parapet wall approximately six (6) feet in width and eight (8) feet in height running west to east from the mid-point of the western side of the roof.

2. 88 Tunapuna Lane – Major Remodel Pgs 25 - 38

   Addition of a 192 square foot backyard deck 11 feet, 8 inches in height with an exterior staircase. The deck and the staircase are set back eight feet and six inches from south property line at 90 Tunapuna Lane and set back twelve feet two inches from north property line at 86 Tunapuna Lane.

   Similar to recently approved project at 26 South Cays Court

3. 15 Catspaw Cape – Major Remodel Pgs 39 - 48

   Proposing a major interior remodel and expansion of rear yard deck to bulkhead to not exceed height of first floor slab. 48” stainless steel cable guardrail at edge of deck – existing seawall railing to remain. New sliding door system from rear of home opening onto deck. Replace existing slump block sidewall bordering Common Area like-for-like. New built in BBQ and jacuzzi (setback six feet from property

line) on rear yard deck. Replacement of roof underlayment and roof tiles – new lightweight concrete Eaglelite Capistrano tiles. Install 8-foot white vinyl privacy fence at southwest corner of home bordering Common Area. New Sauna installed on southwest corner of property bordering Common Area. New plumbing for new placement of kitchen sink. Removal of load bearing wall in kitchen.

9.18.1 Bahama Village Rear Yard Decks

9.17.12 – Spas and Hot Tubs

V. DISCUSSION

VI. ANNOUNCEMENTS

Next AECC meeting will be held on November 10, 2026.

VII. ADJOURNMENT