CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING
October 22, 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 October 22, 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 September 24, 2026 ***ACTION***

VII. COMMITTEE REPORTS:
A. Architectural and Environmental Control Committee: *(Project links in email)*
1. **RECEIVE** AECC Meeting Minutes for October 13, 2026 ***ACTION***
2. Resignation of Todd Dick, *UPDATE*
3. **APPOINT** AECC: Kevin Brenden (Chair-Residence Zone-Odd Year), ***ACTION***
Marco Cromartie (Condominium-Even Year), Brad Stump (Custom Home-Even Year), Casey Herbert (Waterfront Villa- Odd Year)
4. New Business ***ACTION***
a) 88 TUNAPUNA LANE *AECC Recommends to Approve with Condition*
Major Remodel – 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. Condition specified was to update the plans to include the revised stairs' wooden handrail material instead of glass breaks.
b) 15 CATSAW CAPE *AECC Recommends to Approve with Conditions*
Major Remodel - 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. Conditions specified were to add the heights of the BBQ counter, wall behind the BBQ island, and the screening on top of the wall behind the BBQ island.

B. Finance Committee – Henry Angelino *See Item X. Treasurer's Report*

C. Grand Caribe Task Force – Mark Crisson
1. **REAPPOINT** Grand Caribe Task Force Committee: Kim Tolles (Chair), ***ACTION***
Mark Crisson, Liza Butler. Mary Berube, Jim Besikof, Eva Escalante

D. Port Lease Renewal Committee – Mark Crisson

VIII. 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. Jamaica – Concrete Renovations, Channel Drain Install
   1. Budget: $11,934
   2. Bids: Received from Cal South for $6,890, LP Construction for $7,199 and CPR for $8,199
   3. **APPROVE** to contract with Cal South for $6,890

B. Antigua – Balcony Railing Replacement (Safety Item – 20 Railings Not to Code)
   1. Budget: $51,442 Outside Contractors
   2. Bids: Sole source bid received from Cal South Builders for $20,800 as preferred balcony railing installer. Material cost is $14,658
   3. **APPROVE** to contract with Cal South Builders for $20,800 and a total project cost of $35,458

IX. PRESIDENT'S REPORT: Drew Couto, President

X. TREASURER'S REPORT: Henry Angelino

A. **RECEIVE** the Treasurer's Report for September 2026, Pending Audit or Review ***ACTION***
   1. **APPROVE** Bank Reconciliation Summary, September 2026 ***ACTION***
      a) First Citizens Bank – Operating Account, September 30, 2026
      b) Wells Fargo Advisors – Reserve Account, September 30, 2026
   2. **APPROVE** Expenses Over $10,000, September 2026 ***ACTION***

B. **APPROVE** Reserve Investment Summary, September 30, 2026 ***ACTION***

C. Annual Audit Report *UPDATE*

XI. 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

B. 2027-2028 Budget Preparation Calendar *DISCUSSION*

XII. UNFINISHED BUSINESS:

A. Governing Document/CC&R Revision *UPDATE*

B. Bahama Village Bulkhead Railing Advisory Vote ***ACTION***

XIII. NEW BUSINESS:

A. Convening a Special Board Meeting ***ACTION***

B. Delinquent Accounts: Pre-Lien and Lien ***ACTION***
   1. Account 267277
   2. Account 227747
   3. Account 226786
   4. Account 227515
   5. Account 227613

XIV. CORRESPONDENCE:

A. Email from 33 Port of Spain dated October 2, 2026 *DISCUSSION*

B. Email from 33 Port of Spain dated October 3, 2026 *DISCUSSION*

XV. ANNOUNCEMENTS:

A. A combined November/December Board meeting is scheduled for December 10, 2026 at 2:00 pm.

XVI. ADJOURNMENT: