Dear Coronado Cays Friends and Neighbors,

What a busy few weeks we have had! As I type this, the City of Coronado's street repair and slurry seal team is wrapping up the maintenance of our Cays streets by refreshing the markings and repainting the red curbs. We appreciate your flexibility in working around the road closures, we know that this project has been hard. The streets look fantastic!



In the middle of the streets being fixed, we hosted a forum for the four candidates running for Coronado City Council here at the HOA. How lucky we are to have so many engaged and enthusiastic folks vying for these two City Council seats. It was wonderful to hear directly from the candidates as we explored Cays-specific issues (traffic, noise, infrastructure, compliance among others). Thank you to the participating Association members for their thoughtful questions and courteous interaction with the candidates. Remember, Election Day is November 3rd!

High (and low) tides

Mother Nature is giving us a terrific show this month. Extreme high and low tides visited us this last week. These King Tides will happen again on November 24-26, December 23-25, and January 21-22. The predicted height of these extreme tides can be increased a foot or more by the thermal expansion of water due to warmer than normal Pacific Ocean temperatures (thanks El Niño) and may cause some damage to your docks and gangways. Please check that your gangways are still seated on your docks and gangways are attached to your bulkhead. Also, check that utilities (water and power) were not broken or impacted during the large tidal swings.

El Niño

Whether you like it or not, the weather is going to be a topic in this El Niño year. The rain and wind we received as the remnants of Hurricane Rachel passed over us in early October were lighter than expected. But, a prepared homeowner should take heed and prepare for more significant weather events this winter. Some important links for planning:

- City of Coronado Storm Preparedness
- County of San Diego information
- City of San Diego El Niño page

One note, the City of Coronado is transitioning from Nixle to Everbridge for mass notifications. We recommend residents sign up for this communication tool. A word of advice: sign up for text alerts and email alerts. If you sign up for phone alerts, they call you throughout the night.

The Coronado Fire Department is hosting an El Niño planning and preparedness session here in the Cays. Mark your calendars for **November 5th from 5:00 to 6:00 in the Grand Caribe Room** (505 Grand Caribe Causeway). Meet the Fire Department's Emergency Manager Brian Standing and listen to tips on how to prepare for our upcoming winter.

Summary of the October Board Meeting

Two contracts were approved to address maintenance and safety concerns:

- Installation of a channel drain in a walkway in Jamaica
- Balcony Railing Replacements in Antigua

The Board appointed new members to the AECC. Kevin Brenden (Village Residence Zone) and Marco Cromartie (Condominium Zone) are returning, Brad Stump (Custom Home Zone) and Casey Herbert (Waterfront Villa Zone) are joining. Thank you volunteers!

Two remodels were approved as recommended by the AECC. Thank you neighbors for investing in our community!

The Board also reappointed members of the Grand Caribe Task Force, led by Committee Chair Kim Tolles.

The Board directed staff to initiate an advisory vote of Bahama Waterside owners, seeking input on bulkhead railing fencing materials. And, the initial draft of the CC&Rs rewrite and update is expected to be delivered in mid-November.

The Annual Audit of CCHOA financials is still in progress and the report is expected to be distributed to owners in November.

Upcoming Board Meetings:

- Special Board Meeting November 13 at 10:00 a.m. (Executive Session followed by a short Open Session at approximately noon)
- December Board Meeting December 17 at 2:00 p.m. (THIS IS A CHANGE)

Code Enforcement/AECC Corner

As many of you know, the corrosive sea air is rough on our houses, especially garage doors. We recommend washing your garage door with mild soap and water routinely (monthly preferred, but at least quarterly) to remove salt buildup and prevent corrosion. The areas hit hardest by this corrosion are Mardi Gras (especially Delaport and the southern end of Tunapuna) and Montego. Owners are required to maintain their lots per the CC&Rs including replacing garage doors when painting can no longer achieve an acceptable appearance.

Home improvement season is in full swing! Between September 16 and October 15, staff processed 38 administrative approval requests (35 of them new), ranging from roof replacements, solar panels, and AC upgrades to fresh paint, new fences, hardscape, and spa installations. Ensuring you submit a complete application with sketches and specifications to assist the Staff to keep your application moving forward. Requirements for administrative approvals can be found in the Member Handbook Section 9.14. Thank you to everyone who checked in with the office/obtained approval before starting a project.

On the compliance side, staff issued nine violation letters, paused unapproved work at five homes, and continued dock compliance efforts in Kingston and Antigua, helping boaters with

vessel registrations, insurance, and removing unauthorized installations. Much of the month was spent being a good neighbor: coordinating shared fence projects, termite tenting between attached homes, painting access, and meeting with the City of Coronado to clarify rear-yard deck rules in Bahama. A few friendly reminders: get approval before starting exterior work, move vehicles within 72 hours, and keep kayaks and personal items off common-area docks and walkways.

Landscape Update

Even with what our team has dubbed "the summer that never ends," crews kept the Cays looking sharp this month. Lingering heat kept irrigation crews busy and lawns looking good, and tree work moved right along: Mardi Gras deciduous trees and Port Royale palms are complete, and wind-damaged limbs throughout the community were quickly cleaned up. The remnants of Hurricane Rachel drifted over on October 11, bringing much needed rain and some gusting winds and a helpful test of our fall and winter readiness. Upcoming tree trimming: Antigua trees (Nov. 2–4), Trinidad ornamental pears (Nov. 6), Common Area palms (Nov. 9–16), and Mardi Gras palm tree skinning (Nov. 11–13).

Every village saw some love. Kingston was the busiest, with sidewalks and stairways trimmed clear and fresh plantings throughout, including bird of paradise, fuchsia ivy geraniums, and a new agave and cobblestone bed set flush at the entrance monument. Jamaica completed spray-to-drip conversions along the entire length of their waterside walkway, Bahama received irrigation upgrades, Trinidad gained cheerful daylilies and gazanias behind the pool, and Montego was overseeded, mulched, and brightened with pink camellias, birds of paradise, and colorful ground cover. In the Common Area, red and white begonias now greet visitors at the Admin office and Grand Caribe Room, marigolds brighten the safety kiosk, the Grand Caribe Causeway planters were filled with colorful, water-wise plants (more plants to follow plus mulch), and an additional twenty yards of mulch now cover the new drip lines along Coronado Cays Boulevard.

Maintenance

Our Maintenance team and contractors had a productive month, tackling dock repairs, leaks, painting, concrete, and waterproofing across the community. Highlights include the newly renovated Green Turtle causeway tile murals; seawall concrete repairs, 15 new emergency dock ladders, and new balcony railings in Antigua; tile roof repairs in Kingston; and Phase 5 tile roof renovations, three skylight replacements, fence repairs at five homes, a new driveway, and 19 concrete repairs along the Tunapuna Lane greenways in Mardi Gras. The team also responded quickly to several emergency water leaks, including a dock water line rupture in Antigua, and replaced an AC unit at the Admin complex.

There's plenty more underway. Antigua's exterior painting and siding caulking is about 60% complete, tiles are ready for the Trinidad/Common Area causeway mural, the Montego clubhouse restroom remodel is on track for a late November completion, and the Port Royale/Mardi Gras pool deck waterproofing is wrapping up, with pool chairs being re-slung (11 of 16 done).

Safety

Our Allied Universal safety team, led by Gene Rowell, logged about 80 calls between September 15 and October 15, and the vast majority were routine. Parking (mainly the 72-hour rule and

loading zones) topped the list, followed by securing open pool and clubhouse gates and doors, reporting broken lights, and quickly shutting off water leaks. The team also assisted with securing boats during high winds, reunited residents with lost phones and keys, helped with package deliveries, and assisted with welfare checks and medical calls, in addition to keeping the roads cleared during/after storms.

Officers worked hand in hand with the Coronado Police Department on alarms, noise concerns, and parking enforcement, helping keep the Cays the safe, peaceful place we love. You can help, too: move vehicles at least every 72 hours, close pool gates behind you, keep bikes and e-bikes secured, and remind young riders to take it slow on bikes and scooters. If you see something that doesn't look right, please call 911 for emergencies, contact the Coronado Police non-emergency number at 619-522-7350 or contact Safety Patrol at 619-909-4012 or 619-575-8100.

Upcoming Events and Community Information

Fall Back!

Daylight Saving Time ends at 2:00 am on Sunday, November 1st. Remember to move your clocks back one hour.

Election Day

Election Day, November 3rd is quickly approaching. From October 6 to November 3, you can drop off your mail-in ballot at any of the San Diego Registrar of Voters official ballot drop boxes. We have two in Coronado:

- Coronado City Hall
- Coronado Public Library

You can also drop off your mail-in ballot in the mailbox or Post Office. Mailed ballots must be postmarked on or before Election Day and received not later than 7 days after Election Day. To ensure your ballot is postmarked by Election Day make sure to mail it at least five days before Election Day, November 3, 2026. If mailing on Election Day, get a hand-stamped postmark from a postal employee inside a United States Post Office.

Coronado Fire Department Emergency Preparedness Brief

November 5th, 5:00 to 6:00 pm in the Grand Caribe Room. See above for information.

Silver Strand Half Marathon

November 8, 2026. Expect some impact to traffic in and out of the Cays. More information is available on their website.

Grand Caribe Isle Erosion

November 19th, 5:00 to 7:00 pm in the Grand Caribe Room. San Diego Unified Port District will present the latest update and/or plan to address the erosion at Grand Caribe Shoreline Park. This is a follow-on meeting to the one held in April 2025 at the CCYC.

Happy Thanksgiving

The office will be closed on November 26 and 27 and will reopen on November 30th.

Citizens Casualty Awareness Training

Residents 16 years old and older are invited to sign up for Citizens Casualty Awareness Training. This Rotary-sponsored program serves our local community by providing people the skills needed to respond to medical and civil emergencies. We encourage you to take advantage of this program. Classes are taught by retired doctors, nurses and fire department personnel. Registration information is available here.

Free Tai Chi Classes

Join your neighbors every Monday and Thursday from 10:00 to 11:00 a.m. at Grand Caribe Shoreline Park for free Tai Chi. Everyone is welcome, no experience is necessary.

Loews Special Offers

Our friends at the Loews Hotel asked us to remind you kind folks of the specials that they run just for Cays owners and residents. You can find information on deals here.

Have a great November!

Sincerely,

CCHOA Management