Coronado Cays Homeowners Association

Architectural and Environmental Control Committee
November 10, 2026

Grand Caribe Room

A G E N D A

5:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE October 13, 2026 Meeting Minutes Pgs

IV. NEW BUSINESS (9.4 Design Approval Criteria)

1. 26 Montego Court – Minor Remodel Pgs

   Enclosing carport #26 by adding garage door and wall at west side of deeded parking spaces. Wall to have wood grain hardy board added and to be painted coastal blue to match existing walls. Electrical for garage door to be plumbed from common area electric panel.

   9.16.5.4 Montego Village (garage enclosures)

2. 10 Kingston Court – Minor Remodel Pgs

   Interior remodel consisting of re-tiling master bathroom shower walls. Install new tub in guest bathroom. replace 3 windows in unit like-for-like. Paint interior of unit, replace flooring with luxury plank, replace all kitchen cabinetry within same footprint as previous cabinets.

3. 19 Blue Anchor Cay Road – Pile Replacements Pgs

   Replacing four existing cracked dock/marina piles with 3 new dock/marina piles. No changes to existing dock or gangway.

   9.13.3 New or Replacement Dock Requirement

4. 09 Buccaneer Way – Major Remodel Pgs

   Major exterior remodel of home including all new window configuration on southeast elevation overlooking water. New window configuration on northwest elevation on streetside of home. Removal of chimney. Expanding main entrance of home by adding 25 sq feet. Concrete driveway, walkway and rear patio to be demolished – new concrete pad to be laid.

   90.06.100 Yard Requirements

5. 15 Blue Anchor Cay Road – Major Remodel Pgs

Interior and exterior remodel of home including window replacement throughout home and new window configuration on south elevation. Converting 1st floor powder room to outdoor bathroom. Removing wall to open kitchen into butler's pantry. Moving location of 1st floor powder room. Remodeling garage. Bathroom remodels on first and second floors. Adding new bathroom on second floor. New Santa Barbara stucco finish on exterior painted Simply White. New garage doors and new entry gates with Ipe material.

6. 57 Tunapuna Lane– Major Remodel Pgs

Major interior and exterior remodel including removal of load bearing wall to open kitchen layout and full kitchen remodel. Replace bay windows with bi-fold doors – no change in dimensions – and adding exterior step to rear patio. New retrofit doors throughout. New interior staircase glass railings. New pavement on rear patio. New vanity cabinets. Replace existing double doors to rear patio with retrofit French Doors.

9.5.1 Conditional approvals – Indemnity Agreement

Structural Calculations needed for alterations to walls

V. DELIBERATIONS

1. AECC Projects

2. Conduct of an AECC Meeting

VI. ANNOUNCEMENTS

Next AECC meeting will be held on December 8, 2026.

VII. ADJOURNMENT