

**CORONADO CAYS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 28, 2017  
Grand Caribe Room  
AGENDA**

**2:00 p.m. REGULAR SESSION** **Review/ Discuss/ Act Upon** **Page**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. RECOGNITION OF GUESTS**

**IV. EXECUTIVE SESSION DISCLOSURE**

**V. HOMEOWNER INPUT (limited to 3 minutes per homeowner)**

Homeowners shall have the opportunity to directly 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 will be taken.

Each item of business will be introduced by the President, member comment for that item will be opened, the member will have the opportunity to speak on that item, member comment for that item will then be closed, and no additional member comment will be allowed. At that time the Board will discuss the item and then take action.

**VI. APPROVAL OF MINUTES**

- A. Ratify Email vote for July 6, 2017 - Jamaica Village meeting 39-40
- B. Approval of Board of Directors meeting minutes for August 9, 2017 41
- C. Approval of Board of Director meeting minutes for August 24, 2017 42-43
- D. Approval of Organizational meeting minutes for September 5, 2017 44-45

**VII. COMMITTEE REPORTS**

- A. Committee Appointment 46
  - 1. AECC: J.D Bud Webb, Stephen Tyszkiewicz, Teri Bertorelli, Dick Barck, Kevin Brenden, Mary Youngman 47
  - 2. Aviation Noise & Pollution: Cauleen Glass, Liza Butler, Bill Dorr, Michelle Junet, Al Sorensen, Jim Besikof 48
  - 3. Cays Entrance, Ad Hoc Committee: Ken Irvine, Cauleen Glass, Phil Monroe, Kim Tolles, Liza Butler, Helen Kupka 49
  - 4. Finance Committee: John Pippenger, Dan Schreiber, Kim Tolles, Al Sorensen, Bob Dilworth, Jim Besikof, Bob Shugert, Bob Rood 50
  - 5. Grand Caribe Task Force: Kim Tolles, Al Sorensen, Jim Besikof, Bob Shugert, Doug Metz 51
  - 6. Insurance Committee: Dennis Thompson, Michelle Junet, Tim Lavachek, Bob Rood 52
  - 7. Landscape Coordinators: Shellee Vance, Mike Palumbo, Mary Berube, Sharyn Blongiewicz, John McLawhorn, Linda Rickman, Sandy Shugert, Carla Bacon, Terry Tanber 53-54
- B. Receive the September 12, 2017 AECC meeting minutes 53-54
  - 1. New Business
    - A. 17 Blue Anchor Cay Road *Recommends to Approve with Conditions*  
Demolish existing home and construct new home.
- C. Aviation Noise and Pollution Committee
- D. Cays Entrance, Ad Hoc Committee
- E. Finance Committee – Treasurer Bob Rood, Board Liaison
- F. Grand Caribe Task Force - September 13, 2017 minutes 55
- G. Insurance Committee
- H. Landscape Committee

**VIII. CONTRACT CONSENT CALENDAR**

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 a member of the Board or the Association so requests, in which event, the item will be considered separately in its normal sequence. \*A complete packet is available for review in the HOA office.

- A. Antigua Village - Chimney Cap Replacement and Misc. Roof Repairs - MEMO
- B. Antigua Village- Garage Driveway: Asphalt, Seal/ Stripping
- C. Kingston Village - Concrete Bid Comparison - MEMO
- D. Kingston Village - Palm Tree Skinning
- E. Kingston Village - Dry Rot Survey
- F. Admin Office - Copier Purchase 56
- G. Code Enforcement - Boat Purchase 57

**IX. PRESIDENT’S REPORT – Kevin Foley, President**

**X. TREASURER’S REPORT, Bob Rood, Treasurer**

- A. Approve Financial Statement – August, 2017 *HANDOUT*
- B. Review Bank Reconciliations 58-60
  - 1. Wells Fargo Advisors – Reserve Account, August, 2017
  - 2. Commerce West – Operating Account, August, 2017
- C. Approval Audit 2016 - 2017 61-76
- D. Approval of Financing Committee minutes for June 20, 2017 77

**XI. MANAGER’S REPORT – Michael Bennett**

- A. Department Summary Reports
  - 1. Administrative Approvals, Chuck Henning 78
  - 2. Code Enforcement, Chuck Henning 79-80
  - 3. Facilities Manager Report, Dan Bick 81-83
  - 4. Landscape Manager Report, Frank Zottolo 84
  - 5. G4S Site Supervisor, Paul Injaian 85-96

**XII. UNFINISHED BUSINESS:**

- A. Resolution 14-05 : Proposed Amendment to Coronado Cays Specific Plan

**XIII. NEW BUSINESS**

- A. Proposed Rule Change 17-07 - Antigua AC Policy *DISCUSSION*
- B. Proposed 17-05 Year-End Transfer Fiscal Year 2016-2017 *PENDING*
- C. Proposed 17-06 Reserve Study Funding Amendment 06-08 *PENDING*
- D. Landscape Proposal for Battery Operating Tools *DISCUSSION* 97-99
- E. Delinquent Accounts:
  - 1. Request Board to approve a pre-liens and lien on account 2095 if still delinquent after October 15, 2017.
  - 2. Request Board to approve a pre-liens and lien on account 9018 if still delinquent after October 15, 2017.

**XIV. CORRESPONDENCE: None**

**XV. ANNOUNCEMENTS**

- A. Next Regular Meeting is October 26, 2017
- B. Jamaica Village Election for Director October 26, 2017

**XVI. ADJOURNMENT**