

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 25, 2018
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 can be taken for any item not on the agenda.		
VI. APPROVAL OF MINUTES		
A. Approval of Board of Directors meeting minutes for December 14, 2017		113-116
B. Approval of Special Board of Directors meeting minutes for January 4, 2018	<i>HANDOUT</i>	
VII. COMMITTEE REPORTS		
A. Receive the January 9, 2018 AECC Meeting minutes		117-118
B. Old Business: None		
C. New Business		
1. 67 Spinnaker Way Interior remodel and adding 302 sq. ft	<i>Recommends to Approve</i>	
2. 3-5 The Point Dock reconfiguration. Adding more dock space for several boats including a mega yacht.	<i>Recommends to Approve</i>	
3. 7 Port of Spain Remove and replace dock. Like for like.	<i>Recommends to Approve</i>	
D. Cays Entrance, Ad Hoc Committee		
E. Finance Committee – Treasurer Bob Rood, Board Liaison		
F. Grand Caribe Task Force	<i>ACTION</i>	119
1. Adopt Grand Caribe Mission Statement		
G. Insurance Committee		
H. Landscape Committee		
I. Montego Village Renovation 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. Safety RFP Bidder Selection- Board to Ratify	<i>ACTION</i>	
B. 3 South Cays Court Fumigation, Sole Source	<i>ACTION</i>	120-121
1. Trasher \$1,650		
C. Kingston Docks Replacement, Sole Source	<i>ACTION</i>	122-132
1. Bellingham Marine \$597,301 (17/18'-20'21' Reserve Schedule Replacements)		
D. Jamaica Village Clubhouse Fumigation, Sole Source	<i>ACTION</i>	133-137
1. Thrasher Termite & Pest Control \$2,400		
IX. PRESIDENT'S REPORT – Kevin Foley, President		

X.	TREASURER’S REPORT, Bob Rood, Treasurer	
A.	Approve Treasurer’s Financial Report – December, 2017	138
B.	Review Bank Reconciliations	139-141
	1. Wells Fargo Advisors – Reserve Account, December, 2017	
	2. Commerce West – Operating Account, December, 2017	
C.	Approval of Financing Committee minutes for October 17, 2017	142-144
XI.	MANAGER’S REPORT – Michael Bennett	
A.	Department Summary Reports	
	1. Administrative Approvals, Chuck Henning	145-151
	2. Code Enforcement, Chuck Henning	152-160
	3. Facilities Manager Report, Dan Bick	161-163
	4. Landscape Manager Report, Frank Zottolo	164
	5. G4S Site Supervisor, Eric Garcia	165-170
XII.	UNFINISHED BUSINESS: None	
XIII.	NEW BUSINESS	
A.	Antigua Special Assessment Ballot	<i>HANDOUT</i>
B.	Proposed Rule Change- AB 634 Solar Rules for Condominiums to Amend/ Publish for 30 day member comment	<i>ACTION 171-173</i>
C.	Proposed Rule Change- AirBnB/ Short Term Rental Rules Publish for 30 day member comment	<i>ACTION 174-180</i>
D.	Propose Dock and Channel Insurance	<i>ACTION 181-189</i>
E.	CCHOA 2018-19 Fiscal Year Budget Schedule/Public Budget	<i>DISCUSSION 190-199</i>
F.	Delinquent Accounts:	
	1. Request the Board to approve a pre-lien and lien on Acct. 2004 if it remains delinquent after January 15, 2018	
	2. Request the Board to approve a pre-lien and lien on Acct. 2084 if it remains delinquent after January 15, 2018	
	3. Request the Board to approve action on Acct. 2092 Tenant balance due for boat yard storage.	
	4. Request the Board to approve a pre-lien and lien on Acct. 6046 if it remains delinquent after January 15, 2018	
	5. Request the Board to approve a pre-lien and lien on Acct. 8011 if it remains delinquent after January 15, 2018	
	6. Request the Board to approve a pre-lien and lien on Acct. 8099 if it remains delinquent after January 15, 2018	
	7. Request the Board to approve a pre-lien and lien on Acct. 10106 if it remains delinquent after January 15, 2018	
XIV.	CORRESPONDENCE: None	
XV.	ANNOUNCEMENTS	
A.	Next Regular Meeting is February 22, 2018 at 2:00 p.m.	
XVI.	ADJOURNMENT	
XVII.	CONTINUATION OF EXECUTIVE MEETING IF REQUIRED	