**MINUTES**
CCA Board of Managers Meeting
Coronada Clubhouse and on Zoom
October 28, 2025, at 7:00 p.m.

BOARD MEMBERS PRESENT: Weymouth Atkinson, President (Zoom); Greg Avina, Vice President; Tracy Polanowski, Secretary (Zoom); Eileen Koesy, Rob Thomas; Rob Crandall; Cindy Million (Zoom); Jean Nicholson.
BOARD MEMBERS ABSENT: Deborah Campbell, Treasurer

**MOTION:** To make annual dryer vent inspections a rule in the Rules and Regulations. The motion passed [redacted] but no one said exactly where in the rules this new rule should go.

ACTION ITEMS:

1. Always keep cars and other doors and windows locked against thieves and other outlaws/criminals.
2. Weymouth talked about which work orders he has supervised the completion of this month.
3. **Review Rules and Regulations, Section IA3(f): Decks are to be kept clean of leaves and debris. If it becomes necessary for the CCA maintenance crew to clean your deck, the homeowner will be charged for the service.**
4. **Food Drive November 7-16:** see your email and the clubhouse bulletin boards for all the information.
5. Weymouth got the truck registered today; McGarr had failed to do this for two years.
6. We have 5 bids coming in for mold removal and a roof replacement.

Vice President's report.
We have requested an initial bid for siding repair and gutter replacement on the unit at 115 HF from Ragan.

Treasurer's report.

| | |
|---|---|
| Operating Account | $89,589,06 |
| Money Market Account | $78,714.22 |
| Assessment Fund | $95,961.01 |
| **Total** | **$264,264.29** |

Rob Crandall explained to the Board and all present that [redacted] those who do not pay will be fined $100 per month for the first two months; then the Board will take legal action.

**MOTION:** to adjourn by Rob Crandall, Cindy seconded.

[redacted]

[redacted]

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**CORONADA FOOD DRIVE**

To Benefit the Bellevue Community Food Bank

November 7-16, 2025

**Help your neighbors facing food insecurity, donate to the Coronada Food Drive. It's a simple thing to do that can make a BIG difference.**

**Drop your donations at the Coronada Club House, just inside the front door. November 7-16, 2025.**

**Information about Bellevue Community Food Bank (BCFB)**

- The Bellevue Community Food Bank started over 31 years ago as a ministry of Bellevue United Methodist Women. Over the years, it has morphed into a community food bank addressing food insecurity in Bellevue, West Nashville, Fairview and Pegram.
- So far this year and as of 10/21/25, Bellevue Community Food Bank has provided food and essentials to 9,437 individuals representing 2,844 families. They are averaging 80-90 families every week. **With donations significantly decreasing and the number of neighbors reaching a record high, community support is more vital than ever to provide food and essentials for all that come through BCFB doors.**
- Over the Thanksgiving and Christmas holidays, they expect well over 100 families to visit the food bank. Approximately 98% of the BCFB neighbors live in Bellevue (37221/37209).
- BCFB neighbors are college students to seniors; individuals and families; working, unemployed or on disability; homeowners, renters, unhoused or living with family or friends; generational households; all ethnicities and denominations; and those just having a hard time making ends meet. Less than 10% of BCFB clients are homeless, greater than 60% have at least one person living in the household who works, 20% are on disability and many households are generational.
- Located in the rear of the Bellevue United Methodist Church (7501 Old Harding Pike), the Food Bank is only open to the public every Tuesday from 6:00-7:30 pm.
- Bellevue Community Food Bank continues to be built entirely on in-kind and financial donations from our community. We do not receive any support from Second Harvest Food Bank.
- For additional information, contact BCFB at (615) 212-9199.

See additional information for a list of most needed items.

For more information about the Food Drive at Coronada, contact Mary Grissim at [redacted]

**THANK YOU FOR MAKING IT POSSIBLE FOR US TO SERVE**
**100+ FAMILIES EVERY WEEK DURING THE HOLIDAYS!**

*IMMEDIATE NEEDS FOR THANKSGIVING AND CHRISTMAS 2025*

**STUFFING (100 boxes) *INSTANT MASHED POTATOES (100 boxes)*
**CANNED YAMS (100 cans) *BROTH (100 containers) *GRAVY (100 jars)*
**CANNED CRANBERRY SAUCE (100 cans) *CANNED GREEN BEANS (100 cans)*
**CANNED CORN (100 Cans) *CANNED CREAM OF MUSHROOM SOUP (100 cans)*
**CANNED CHERRY OR APPLE PIE FILLING (100 cans)*
**TRADITIONAL PIE CRUSTS (100 crusts) *CAKE MIX (100 boxes)*
**FROSTING (100 containers) *CRISPY ONIONS (100 cans) *BOXED MILK (100 containers)*
**JUICE (100 bottles) *COFFEE (100 cans or packages)*
**ELEGANT DINNER NAPKINS (100 pkgs) *DISH SOAP (100 bottles)*
**TOILET PAPER – 4 or 6 rolls unopened packages (100 packages)*
**PAPER TOWELS – Single or Double rolls (100 packages)*
**DRY DOG FOOD (6 large bags)*
**DRY CAT FOOD (6 large bags)*
**KROGER GIFT CARDS (to purchase hams)*

****UNFORTUNATELY, WE CANNOT ACCEPT EXPIRED FOODS, DENTED OR RUSTED CAN GOODS, EXTRA LARGE CAN GOODS, ITEMS NOT IN ORIGINAL OR OPENED PACKAGING, PERISHABELS, MEAL KITS, MACARONI & CHEESE WITH POWDERED CHEESE, FREEZE-DRIED FOODS, BABY ITEMS, FURNITURE OR CLOTHING****

# BOARD OF MANAGERS MEETING

# TUESDAY,

# OCTOBER 28, 2025, A

# CORONADA CLUB

[redacted]

**AGENDA ITEMS**

1. Make a motion to make annual dryer vent inspections a rule in the Rules and Regulations.
2. Make a motion to hire Ragan Roofing to repair or replace roof on 108 HF.
3. Inform community of nearby crimes.
4. Homeowners must tell the Board about their plans BEFORE they make changes to the outsides of their condos.
5. The Architecture Review Committee (ARC) should compile list of owner-modified decks to determine which ones the HOA is NOT responsible for.
6. Weymouth should announce which work orders he has supervised the completion of this month.
7. Review Rules and Regulations, Section IA3(e).
8. Review Rules and Regulations, Section IA3(f).

Tuesday, October 28, 2025 (HOA Meeting)